C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Monday, October 20, 2025 - 5:05 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER - Pastor Craig Cramer - Westside Church**

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   A. Approval of the Minutes of the October 06, 2025 Regular Meeting.

6. **PROCLAMATIONS**

   A. Make a Difference Day - GraceWay Village

   B. Gullah Geechee Month

7. **LETTERS TO COMMISSION**

   0. Officer Washington, school resource officer at Dan McCarty, was recognized in a recent message for being an outstanding representative of the Fort Pierce Police Department.

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

   Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official

actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

A. Approval of Johnson-Davis, Inc. Specific Authorization No. 3 Change Order 1 in the amount of $97,602.00 for Fairway Drive drainage repairs between Grandview Blvd. and Trinidad Ave.

B. Approval of a Blanket PO in FY 2026 for Complete Resource Productions for Monthly Rental of Audio and Light Equipment in an amount not to exceed $230,000.

C. Approval of a service agreement with Tetra Tech, Inc. for Community Rating System (CRS) and Climate Resilience Professional Support Services for the Building Department in the amount of $100,000.00 annually as approved for award under RFQ 2025-009.

D. Approval of travel for Mayor Hudson to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

E. Approval of travel for Commissioner Broderick to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

F. Approval of travel for Commissioner Gaines to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

G. Approval of travel for Commissioner Johnson to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

H. Approval of travel for City Clerk Linda Cox to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

12. **PUBLIC HEARINGS**

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

A. Legislative Hearing - Ordinance 25-029 Deleting Chapter 103, Article VII Coastal Construction Code. SECOND READING

B. Legislative Hearing - Ordinance 25-030 Amending Chapter 103, Article II Building Code, and Amending Chapter 109, Article I Floodplain Management. SECOND READING

C. Quasi-Judicial Hearing - Ordinance 25-031 - Review of an application to approve a planned development in respect of the Final Site Plan for Pod 1 and the Planned Development Zoning Agreement for the Symphony Lakes Planned Development (PD) generally located at or near the northeast corner of Selvitz Road and Devine Road and west of Christensen Road, containing approximately 88.5 acres of land, more or less, plus additional right-of-way; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; and providing for an effective date. - SECOND READING.

D. Legislative Hearing - Ordinance 25-032 - Review and approval of a Voluntary Annexation by owner, Tim Morley of MRM Ventures LLC, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at or near the Northeast Corner of South 25th Street and Cortez Boulevard. The proposed City Future Land Use designation is Residential Low Density (RL) and Zoning designation of Single-Family Intermediate Density (R-2). Parcel ID: 2421-233-0002-000-9. FIRST READING

E. Legislative Hearing - Ordinance 25-033 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. FIRST READING.

13. **CITY COMMISSION**

A. Six-month evaluation of Richard Chess, City Manager

14. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

15. **COMMENTS FROM THE CITY MANAGER**

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

City Commission Regular Meeting - 5:05 PM **5. A.**

Meeting Date: 10/20/2025

Re: Approval of the Minutes of the October 06, 2025 Regular Meeting.

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of the Minutes of the October 06, 2025 Regular Meeting.

SUMMARY:

RECOMMENDATION:

ALTERNATIVES:

RESPONSIBLE STAFF:

COORDINATED WITH:

Attachments

Minutes

Form Review

Form Started By: Tina Rel Started On: 10/13/2025 01:43 PM

Final Approval Date: 10/13/2025

D R A F T

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 5:05 P.M. ON MONDAY, OCTOBER 6, 2025.

1. CALL TO ORDER

Mayor Hudson called the meeting to order at 5:05.

2. OPENING PRAYER - Pastor Candice Star - C. Star Ministry Inc.

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Michael Broderick; Commissioner Curtis Johnson, Jr.; Mayor Linda Hudson

Absent: Commissioner Arnold Gaines

Staff Present: City Manager Richard Chess
City Attorney Sara Hedges
City Clerk Linda Cox

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to excuse Commissioner Gaines.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

5. APPROVAL OF MINUTES

A. Approval of minutes from the September 2, 2025 regular meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick approve the minutes.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

B. Approval of minutes from the September 8, 2025 Special Budget Hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

C. Approval of the minutes from the September 15, 2025 regular meeting.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve the minutes.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

6. PROCLAMATIONS

A. Omicron Tau Chapter's 65th Year

B. Red Ribbon Week

7. LETTERS TO COMMISSION

8. ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve the agenda as set.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

9. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No comments from the public.

10. MISCELLANEOUS REPORTS

11. CONSENT AGENDA

A. Approval of Letter of Engagement with GrayRobinson, P.A. for Governmental Consulting Services in the amount of $60,000.00.

B. Approval of expenditure for the installation of holiday lighting at Marina Square by Lighting by Design from West Palm Beach Florida, in the amount of $63,347.00.

C. Approval of expenditure in the amount of $296,976.00 for the purchase of the Glance Emergency Vehicle Preemption System.

D. Approval for City Manager Richard D. Chess to attend the International City/County Management Association 2025 Annual Conference in Tampa, Florida, from October 26 to October 29, 2025, at a cost of $2,129.06.

E. Approval for City Manager Richard D. Chess to attend the Florida Redevelopment Association 2025 Annual Conference in West Palm Beach, Florida, from October 14 to October 17, 2025, at a cost of $2,100.00.

Commissioner Johnson pulled item 11B.

Mayor Hudson pulled item 11C.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve items 11A, 11D-E.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

As to item 11B, Commissioner Johnson expressed his disappointment in the breakdown regarding the procurement process for the contracting and installation of the lights in Marina Square. Mr. Chess acknowledged that we can and will do better in the future.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr.

AYE: Commissioner Michael Broderick, Mayor Linda Hudson

NAY: Commissioner Curtis Johnson, Jr.

Passed

As to item 11C, Mark Zrallak, City Engineer, explained that the system being purchased enhances safety and response time for emergency vehicles by controlling the traffic signals to provide green lights for approaching responding vehicles at major intersections throughout the City. We join Port St. Lucie and St. Lucie County in the installation of this product at the request of the St. Lucie County Fire District.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

Quasi-Judicial Hearings follow a strict set of rules and procedures which can be found on the City's website using this link: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. All Quasi-Judicial decisions by the City Commission must be based on competency substantial evidence. Competent substantial evidence is evidence which will establish a substantial basis from which the fact at issue can reasonably be inferred. It includes fact or opinion evidence offered by an expert on a matter that requires specialized knowledge and that is relevant to the issues to be decided. It is evidence a reasonable mind could accept as having probative weight and adequate to support a legal conclusion. Hypothetical, speculative, fear or emotion based generalized statements that do not address the relevant issues and that cannot be reasonably said to support the action advocated, are not competent substantial evidence.

A. Legislative Hearing - Ordinance 25-024 Creating Chapter 103, Article XII Mandatory Structural Inspections for Condominium and Cooperative Buildings. SECOND READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-024 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **CREATING CHAPTER 103 – BUILDINGS AND BUILDING REGULATIONS, ARTICLE XII – MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS, SECTIONS 103-425 – 103-449** ; **PROVIDING FOR A TITLE IN SECTION 103-425**; **PROVIDING FOR APPLICABILITY IN SECTION 103-426**; **PROVIDING FOR DEFINITIONS IN SECTION 103-427**; **PROVIDING FOR A TIMEFRAME TO SCHEDULE AND COMMENCE REPAIRS FOLLOWING RECEIPT OF A PHASE TWO INSPECTION REPORT IN SECTION 103-428**; **PROVIDING FOR ENFORCEMENT IN SECTION 103-429**; **PROVIDING FOR RESERVATION OF SECTIONS 103-430 – 103-449**; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 25-024.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

B. Legislative Hearing - Ordinance 25-028 establishing Mayor and City Commission compensation and providing for cost of living increases commensurate with non-bargaining city employees each year as part of the annual budget adoption. SECOND READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-028 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, **AMENDING CHAPTER 2 – ADMINISTRATION, ARTICLE II – CITY COMMISSION, DIVISION 1 – GENERALLY, SECTION 2-19 – COMPENSATION** OF THE CODE OF ORDINANCES; ESTABLISHING THE COMPENSATION DUE TO MAYOR AND COMMISSIONERS; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE. SECOND READING

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Michael Broderick to approve Ordinance 25-028.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

C. Legislative Hearing - Ordinance 25-029 Deleting Chapter 103, Article VII Coastal Construction Code. FIRST READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-029 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE VII – COASTAL CONSTRUCTION CODE BY DELETING AND RESERVING SECTIONS 103-263 – 103-268** ; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Paul Thomas, Director of Building, explained that this ordinance is simply a housekeeping measure; these regulations are now being regulated under state statute, the Building Code, which supersedes any local ordinance. The regulations still exist, just under Florida Statute.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 25-029.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

D. Legislative Hearing - Ordinance 25-030 Amending Chapter 103, Article II Building Code, and Amending Chapter 109, Article I Floodplain Management. FIRST READING

City Clerk Linda Cox introduced the ordinance, read by title only, into the record.

ORDINANCE NO. 25-030 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE II – BUILDING CODE, DIVISION 1 – GENERALLY, SECTION 103-24 BY DELETING FLORIDA BUILDING CODE TECHNICAL AMENDMENTS FOR ADDITIONS; AMENDING CHAPTER 109 – FLOODPLAIN MANAGEMENT, ARTICLE I – IN GENERAL, SECTION 109-2 BY MODIFYING CERTAIN DEFINITIONS; AMENDING ARTICLE III – FLOOD-RESISTANT DEVELOPMENT, SECTION 109-49 BY PROVIDING FOR A TECHNICAL AMENDMENT TO THE FLORIDA BUILDING CODE FOR ADDITIONS**; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. FIRST READING

Paul Thomas, Director of Building, shared that the ordinance is from the Florida Department of Emergency Management and clarifies some of the ordinances and decisions that are made locally as it pertains to the 50% rule for substantial damage, particularly how you calculate property valuation.

Mayor Hudson opened the Public Hearing. Seeing no one, she closed the Public Hearing.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance 25-030.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

E. Quasi-Judicial Hearing - Ordinance 25-031 - Review of an application to approve a planned development in respect of the Final Site Plan for Pod 1 and the Planned Development Zoning Agreement for the Symphony Lakes Planned Development (PD) generally located at or near the northeast corner of Selvitz Road and Devine Road and west of Christensen Road, containing approximately 88.5 acres of land, more or less, plus additional right-of-way; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; and providing for an effective date. - FIRST READING.

Linda Cox, City Clerk, introduced the quasi-judicial hearing for the application for a planned development in respect of the Final Site Plan for Pod 1 and the Planned Development Zoning Agreement for the Symphony Lakes Planned Development (PD) generally located at or near the northeast corner of Selvitz Road and Devine Road and west of Christensen Road.

Mayor Linda Hudson asked all present to listen carefully to what City Attorney Sara Hedges would read regarding Quasi-Judicial Hearings.
Sara Hedges, City Attorney, reviewed the quasi-judicial hearing rules and procedures.

Mayor Linda Hudson called the proceeding to order.

City Clerk, Linda Cox, confirmed that the City complied with the advertisement and

notice requirements.
Ex parte communications:
Commissioner Broderick – Yes, he met with the development team.
Commissioner Johnson – Yes, he met with the development team.
Mayor Hudson – No.

City Clerk, Linda Cox, swore in those wanting to speak during the Quasi-Judicial hearing.

Staff presentation:

Kev Freeman, Planning Director, reminded the Mayor and Commission of the long journey this proposed plan has taken. The applicant has taken into consideration the concerns expressed by the Commission and the neighbors during the prior hearing and this plan incorporates remedies to those concerns. The proposed Pod 1 Final Site Plan contains approximately 88 acres and proposes 286 single-family residential units which is approximately 3.25 dwelling units per acre. The Master Site Plan requires a minimum of 20% Open Space in Pod 1. The entire residential portion of the site that originally accessed Christensen Road has now been removed and the only access to Christensen Road is emergency only. A sheltered school bus stop with a turnaround within the site has been incorporated. Landscape buffers have been designed with a variety of shrubs,hedges and trees which goes beyond the normal landscape buffer requirements. Staff recommends approval with the following eight conditions:

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. The development of Pod 1 shall satisfy all applicable conditions of the 'Conceptual' Symphony Lakes PD.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
7. A Landscape Maintenance Agreement shall be required prior to Final Certificate of Occupancy being issued for Pod 1.
8. The developer is responsible for obtaining all required state or federal agency permits. The approval of the development by the City does not create liability on the part of the City for issuance of this development approval if the applicant fails to obtain requisite approvals from other agencies.

Commission questions of Staff:

Commissioner Broderick asked if the applicant satisfied all aspects of staff's requests of this plan to which Mr. Freeman indicated yes.

The applicant had no questions of staff.

Applicant presentation:

Leah Heinzelmann, Cotleur-Hearing, introduced the development team and provided an overview of the project including the site layout, extensive buffers, school bus stop location and design, access points to the site and off-site road improvements.

Commission questions of applicant:

The applicant clarified that the northern access road will be utilized for the light industrial and office uses and the southern access road will serve the residential properties.

Public comment: There was no public comment.

Mayor Hudson closed the public hearing and indicated now was the time for deliberations.

The Mayor and Commission complimented staff for their work on this project and taking the concerns expressed by them and the neighbors and working with the developer to incorporate that information into a plan that could be approved.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve item 12E with the 8 staff conditions.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr.
NAY: Mayor Linda Hudson
Passed

F. Quasi-Judicial Hearing - Review and approval of an application for a Conditional Use with New Construction by J Conroy LLC, located at 1606 Surfside Drive, Parcel Control Number: 2412-501-0131-000-6

City Clerk, Linda Cox, announced the Quasi-Judicial Hearing for the Conditional Use at 1606 Surfside Drive.

The City Clerk confirmed that the City complied with the advertisement and notice requirements.
Ex parte communications:
Commissioner Broderick – emails and phone calls
Commissioner Johnson – emails and phones calls
Mayor Hudson – emails and phone calls from neighbors, watched the Planning Board, met with planning director, and drove by the site.

City Clerk, Linda Cox, swore in those wanting to speak during the Quasi-Judicial hearing.

Staff presentation:

Kerry Driver, Planner, shared that the applicant is proposes to construct a three-story single-family residence, to a height of 35 feet which requires Conditional Use with New Construction approval. Pursuant to Sec. 125-(1)c.2., Maximum height may be extended up to 35' in the R-1, R-2 and R-3 zoning districts subject to conditional use approval. The property is zoned R-1. Pursuant to Sec. 125-191, Single-family Low-Density zone (R-1), (b)(4)Building heights. No building shall exceed a height of 28 feet above grade, except that conditional uses with buildings that have a maximum height of 35 feet above grade may be approved. Staff is recommendation approval with four (4) conditions:

1. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9 2.
2. Prior to issuance of final certificate of occupancy, the City issued Landscape Maintenance Agreement shall be notarized and submitted for filing. The maintenance agreement shall include all landscaping installed within the City’s right of way.
3. The proposed landscape plan has improvements including trees within the City’s right-of-way. Acknowledgment that any capital improvements deemed necessary by the city the homeowner’s landscape will be removed without replacement of materials other than sod.
4. During the turtle nesting and hatching season, from March 1 through October 31, all exterior artificial light fixtures shall be mounted as low as feasibly possible and shielded so that the source of light is not directly visible from the beach and does not directly or indirectly illuminate areas seaward of the primary dune and otherwise be in compliance with Sec. 16-82 of the Code of

Ordinances regulating lighting on the beach and Sea Turtle protection

Commission questions of Staff:

Paul Thomas, Director of Building, addressed questions regarding the requirement for certified draining plans and maintaining stormwater on site so as to not adversely impact neighboring properties. There was extensive explanations as to flood zones and how requirements are set by both Department of Environmental Protection and FEMA as to how and from where you measure elevations. Mr. Thomas explained that in the case of this property, the base elevation was 16.4 and is where the height calculation would start. Nothing under the 16.4 feet can be habitable space, but garages and storage space is permitted.

There were additional questions about wastewater and sewer to the property but it was determined that was outside of the scope of what was before them for consideration.

Applicant Questions of Staff:

Joe McCarty, Applicant Representative, asked clarification of staff if the measurements began at the FEMA flood plain at 16.4 feet rather than grade which is 6 feet.

Mr. Thomas clarified that measurement of 16.4 feet was a DEP elevation, but you may not build any lower than that. Mr. Freeman indicated that in reviewing the architectural drawings this afternoon, they were confusing as to where the measurements were taken from.

Mr. McCarty indicated that if the measurements begin at 16.4 feet, they do not need a conditional use because they are not building beyond the 28 feet.

On behalf of the applicant, Mr. McCarty withdrew the application for conditional use and the hearing ended.

13. CITY COMMISSION

A. Resolution 25-R51 Approving an Amendment to the Assigned and Assumed Agreement for the Development of King's Landing (Villas Plat) and Release of the City's Reverter to the Villas Plat Property, only.

City Clerk Linda Cox introduced the resolution, read by title only, into the record.

RESOLUTION NO. 25-R51 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, A FLORIDA MUNICIPAL CORPORATION, APPROVING AN AMENDMENT TO THE ASSIGNED AND ASSUMED DEVELOPMENT AGREEMENT FOR THE VILLAS PLAT PROPERTY OF KING’S LANDING AND RELEASE OF THE CITY’S REVERTER ON THE VILLAS PLAT PROPERTY ONLY; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 25-R51.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

B. Resolution 25-R70 adopting precinct polling places for the Special Election

City Clerk Linda Cox introduced the resolution, read by title only, into the record.

RESOLUTION NO. 25-R70 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, PROVIDING FOR PUBLICATION OF THE DESIGNATED PRECINCT POLLING PLACES IN THE CITY OF FORT PIERCE FOR THE SPECIAL ELECTION TO BE HELD ON NOVEMBER 4, 2025; PROVIDING FOR AN EFFECTIVE DATE.

City Clerk, Linda Cox, confirmed that the polling places were the same as with any other election.

Motion was made by Commissioner Michael Broderick, seconded by Commissioner Curtis Johnson, Jr. to approve Resolution 25-R70.

AYE: Commissioner Michael Broderick, Commissioner Curtis Johnson, Jr., Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

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15. COMMENTS FROM THE CITY MANAGER

A. Reports

City Manager Chess shared that they have tentatively scheduled interviews for the Chief of Police for October 23 and 24.

16. COMMENTS FROM THE COMMISSION

Commissioner Johnson wanted to alert his fellow commissioners to SB180. He had a great conversation with Representative Trabulsy and this is something we need to keep on our radar.

Commissioner Broderick welcomed Sara Hedges back.

Mayor Hudson shared that her FLC Policy Commission, Property Taxes and Finance is very crowded and they are watching closely the desire of the Governor to abolish property taxes. She encouraged everyone to watch the legislative committee discussion on the issue that was held on September 23 and 24 which can be viewed on the Florida Channel; its very informative.

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Hudson adjourned the meeting at 7:24 p.m.

ATTEST:

_____	_____
CITY CLERK	MAYOR COMMISSIONER

City Commission Regular Meeting - 5:05 PM **6. A.**

Meeting Date: 10/20/2025

Re: GraceWay Village

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Make a Difference Day - GraceWay Village

Attachments

Proclamation

Form Review

Form Started By: Linda Cox Started On: 09/16/2025 09:19 AM

Final Approval Date: 09/16/2025

CITY OF FORT PIERCE, FLORIDA

PROCLAMATION

WHEREAS, National Make a Difference Day occurs in October annually. This day is a time where community service is celebrated. People throughout the United States are invited to volunteer at organizations in their communities, to celebrate neighbors helping neighbors.

WHEREAS, GraceWay Village is an organization dedicated to easing the lives of families in crisis while building a foundation for a healthy, independent, and sustainable life. Their Café program serves free hot meals four days a week, their Boutique provides clothing to children and adults in need, and their forthcoming family shelter will provide housing for homeless families throughout St. Lucie County; and

WHEREAS, GraceWay Village seeks to unite the Fort Pierce Community together in one accord to serve our neighbors in need; and

WHEREAS, GraceWay Village is establishing the Treasure Coast Make a Difference Day to be held on 29th October 2025; and

WHEREAS, residents of the Treasure Coast are invited to participate in community service, if they so choose, and celebrate the good that volunteerism creates throughout the community. They are welcome to participate at 1780 Hartman Road, Fort Pierce, FL with GraceWay Village.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim October 29, 2025 as:

Fort Pierce Make a Difference Day

and encourage all residents to celebrate the day by participating in community service and celebrating the good that comes with the volunteer spirit.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 20th day of October 2025.

_____

MAYOR/COMMISSIONER

City Commission Regular Meeting - 5:05 PM **6. B.**

Meeting Date: 10/20/2025

Re:

SUBJECT:

Gullah Geechee Month

Attachments

Proclamation

Form Review

Form Started By: Linda Cox Started On: 09/19/2025 12:33 PM

Final Approval Date: 09/19/2025

CITY OF FORT PIERCE, FLORIDA

PROCLAMATION

WHEREAS, the Gullah/Geechee people are descendants of captive Africans from several ethnicities in Central and West Africa brought to the coastal areas of Florida; and

WHEREAS, from their expertise in military defense agriculture, horticulture, silver culture, irrigation, and animal husbandry to include their unique Creole language and delicious southern cuisine to the cultural creativity in arts, crafts, and music, the Gullah/Geechee people have had a positive influence on our lives; and

WHEREAS, the Gullah Geechee Cultural Heritage Corridor extends from Pender County, North Carolina-St. Johns County; and

WHEREAS, Governors from North Carolina, South Carolina, Georgia, and Florida in 2014 designated October to increase awareness and understanding of Gullah/Geechee culture, facilitating a deeper appreciation for the significant contributions in Florida and the nation; and

WHEREAS, freedom seekers such as Haitians and Gullah Geechee, largely descendants of enslaved Africans and a number of freemen from Saint-Dominquez, now known as Haiti; fought alongside the American Revolutionaries in Pensacola, Florida, and the Siege of Savannah. They went on to serve in St. Augustine during the 1st Spanish period creating their freedom and independence; and

WHEREAS, the two emancipated groups influenced the Haitian Revolution with their experience fighting in the American war, linking the African descendants; and

WHEREAS, Gullah Geechee descendants settled the first black settlement in North America known as Gracia Real de Santa Mose or Fort Mose in 1738, they would go on to defeat the British in 1740 ; and

WHEREAS, Zora Neal Hurston, resident of Fort Pierce, was the first to recognize Fort Mose in 1927 when she was sent to St Augustine to research it and the African descendants that earned their freedom in Spanish Florida.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim October 2025 as:

Gullah/Geechee Cultural Heritage Corridor Month

in the City of Fort Pierce and encourage all to learn more about the history, culture, and traditions of the Gullah/Geechee people.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 20st day of October 2025.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 5:05 PM **7. 0.**

Meeting Date: 10/20/2025

Re: Officer Washington

Submitted For: Richard Chess, City Manager, City Manager

SUBJECT:

Officer Washington, school resource officer at Dan McCarty, was recognized in a recent message for being an outstanding representative of the Fort Pierce Police Department.

Attachments

Message

Form Review

Inbox	Reviewed By	Date
City Manager	Richard Chess	10/13/2025 03:54 PM

Form Started By: Jennifer Robinson Started On: 10/13/2025 02:49 PM

Final Approval Date: 10/13/2025

Officer Washington school resource at Dan Mc Carty is an outstanding representative of the FPPD

City Commission Regular Meeting - 5:05 PM **11. A.**

Meeting Date: 10/20/2025

Re: Approval of Johnson-Davis, Inc. Specific Authorization No. 3 Change Order No. 1 for Fairway Drive Drainage Repairs

Submitted For: Mark Zrallack, City Engineer , Engineering

SUBJECT:

Approval of Johnson-Davis, Inc. Specific Authorization No. 3 Change Order 1 in the amount of $97,602.00 for Fairway Drive drainage repairs between Grandview Blvd. and Trinidad Ave.

SUMMARY:

The Fairway Drive Drainage Repairs extends between Grandview Boulevard and Trinidad Avenue. The project includes replacing 1,131.10 linear feet (0.22 miles) of main trunk line pipe of both 36-inch and 42-inch reinforced concrete pipes (RCP), storm manhole and rehabilitation of structures along with roadway and right-of-way restorations. The project was approved at the February 18, 2025, City Commission meeting. During the drainage installations, the previous abandoned 42-inch RCP drainage pipe was found not to be grouted as per the approved 2007 plans. Leaving the abandoned line as is would cause future sinkhole issues and undermine the newly replaced parallel line. Additional structures were required as crews encountered modified existing structures so that the existing pipes could fit at the time. The modified structures therefore had to be broken through to install the new pipes at the necessary elevations. The newly installed pipes will be cleaned and CCTV to ensure there are no issues. The project is completing final restorations.

RECOMMENDATION:

Staff recommends approval.

ALTERNATIVES:

N/A

RESPONSIBLE STAFF:

Engineering Department

COORDINATED WITH:

Johnson-Davis, Inc.

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	FY 25/26
Account:	403-4300-563100
Amount:	$97,602.00

FISCAL IMPACT:

The funds for this project shall be encumbered from SMU Capital Account Road and Bridge No. 403-4300-563100 in the amount of $97,602.00.

Attachments

City Attorney Memo

Change Order No. 1

Specific Authorization No. 3

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/09/2025 01:50 PM
City Manager	Richard Chess	10/09/2025 04:35 PM

Form Started By: Venetia Barnes Started On: 10/08/2025 03:36 PM

Final Approval Date: 10/09/2025

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: VENETIA BARNES, STORMWATER ENGINEER MANAGER, ENGINEERING

FROM: CAMILLE WALLACE, ESQ., SENIOR ASSISTANT CITY ATTORNEY CAW

THROUGH: SARA HEDGES, CITY ATTORNEY CAW FOR

RE: JOHNSON-DAVIS, INC. - SPECIFIC AUTHORIZATION NO. 3 CHANGE ORDER NO. 1 (FAIRWAY DRIVE DRAINAGE REPAIRS)

CAO RLS#: 25-292

DATE: OCTOBER 2, 2025

I have reviewed the above Request for Legal Services (RLS) related to Change Order No. 1 pursuant to Specific Authorization No. 3 regarding the Fairway Drive Drainage Repairs Project. Please note the following comments:

1. The City entered in a Piggyback Agreement with the Contractor for the Fairway Drive Drainage Repair project based on the Contractor's Agreement with the Town of Jupiter for Stormwater Utility Infrastructure Repairs and the Town's Agreement commenced on August 13, 2020, and was subsequently extended through or about August 13, 2025.
2. Pursuant to Specific Work Authorization No. 3, under the Piggyback Agreement, Change Order No 1 reflects work the Department authorized around March 2025 for additional emergency repair work. Per our conversation on 10/01/25, the additional repair work is near completion.
3. Since the Contractor has nearly completed the work and the work commenced prior to expiration of the Master Agreement to which the Piggyback Agreement relates, then **Change Order No. 1 is approved as to form and correctness.**
4. Based on the comments noted above, I recommend the Department submit Change Order No. 1 on the Commission's consent Agenda for review and approval prior to execution by the City. *The Contractor, however, should sign the Change Order prior to being placed on the Agenda.*

If you have any questions, please do not hesitate to contact this Office via phone or e-mail. Thank you.

SPECIFIC AUTHORIZATION NO. 3
CHANGE ORDER NO. 1

FAIRWAY DRIVE DRAINAGE REPAIRS

Date: October 20, 2025

Contractor: Johnson & Davis, Inc.

Owner: City of Fort Pierce

ORIGINAL CONTRACT AMOUNT	:	$ 726,030.00
CURRENT CONTRACT AMOUNT INCLUDING PREVIOUS CHANGE ORDERS	:	$ 726,030.00
NET CONTRACT AMOUNT **INCREASE** RESULTING FROM THIS CHANGE ORDER	:	**$ 97,602.00**
PROPOSED CONTRACT AMOUNT INCLUDING THIS CHANGE ORDER	:	**$ 823,632.00**
CURRENT CONTRACT EXPIRATION DATE	:	September 11, 2025
PROPOSED CONTRACT EXPIRATION DATE	:	October 31, 2025

CHANGES ORDERED:

I. GENERAL:

This Change Order includes compensation for additional work on the Fairway Drive Drainage Repairs. Changes pertain to additional drainage repairs to include additional new structures, grout previously abandoned 42" RCP and clean & CCTV newly installed pipe.

All CONDITIONS, SUPPLEMENTARY CONDITIONS, SPECIFICATIONS, and all parts of the Project Manual listed in Article 1, Definitions of the GENERAL CONDITIONS, apply to and govern all the Work under this Change Order.

II. REQUIRED CHANGES/COST ADJUSTMENTS:

Description	*Unit*	*Quantity*	*Unit Price*	*Amount*
1. Grout Abandoned Existing 42" RCP	LF	312	$155.00	$48,360.00
2. Remove & Replace #5 Manhole Structure	LS	1	$26,000.00	$26,000.00
3. Remove & Replace #9 Catch Basin Top Slab & Riser and #10 Manhole Riser	LS	1	$7,800.00	$7,800.00
4. Clean & CCTV Installed 42" & 36" RCP	LF	1,103	$14.00	$15,442.00
NET INCREASE GENERATED BY THIS CHANGE ORDER				**$ 97,602.00**

III. JUSTIFICATION:

During the drainage installations, the previously abandoned 42" RCP drainage pipe was found not to be grouted as per the approved 2007 plans. This will cause future sinkhole issues and undermine the newly replaced parallel line. Grouting the abandoned line was determined the best option as opposed to removal. Removing the abandoned line would impact large oak trees, their roots and cost significantly more. In 2007, the line was abandoned due to the large oak trees, and the parallel line was constructed within the roadway away from the trees. Additional structures were required as crews encountered modified existing structures so that existing pipes could fit. While removing the pipes scheduled for replacement, the modified structures had to be broken through to install the new pipes at the necessary elevations. Staff examined the structures and determined they would require replacement to maintain the integrity of replaced pipes. The project will be cleaned and CCTV to ensure there are no issues.

IV. PAYMENT:

Funding the additional $97,602.00 shall be encumbered from SMU Capital Account, Account No. 403-4300-563100.

V. APPROVAL AND CHANGE AUTHORIZATION:

Acknowledgments: The aforementioned change, and work affected thereby, is subject to all provisions of the original contract not specifically changed by this Change Order; and it is expressly understood and agreed that the approval of the Change Order shall have no effect on the original Contract other than the matters expressly provided herein.

RECOMMENDED BY:

Mark Zrallack, P.E
City Engineer

By: _____
Signature

Date: _____

APPROVED AS TO FORM AND CORRECTNESS:

Sara Hedges
City Attorney

By: _____
Signature

Date: _____

APPROVED BY:

Mayor Linda Hudson
City of Fort Pierce

By: _____
Signature

Date: _____

ACCEPTED BY:

Charles H. Cameron, Vice President
Johnson-Davis, Inc.

By: Charles H. Cameron
Signature

Date: 10/08/2025

SPECIFIC AUTHORIZATION NO. 3

FAIRWAY DRIVE DRAINAGE REPAIRS

Pursuant to the Piggyback Contract to the Town of Jupiter's Stormwater Utility Infrastructure Repairs Unit Price Contract, S2029 between the **City of Fort Pierce** (hereinafter referred to as "CITY") and **Johnson-Davis, Incorporated** (hereinafter referred to as "CONTRACTOR"), on or about February 18, 2025, CITY authorized the CONTRACTOR to provide services in accordance with the terms and conditions set forth in the Piggyback Contract.

Section 1 - Scope of Work and Schedule of Services

CONTRACTOR will provide the following emergency services in accordance with this AUTHORIZATION:

Repairs to the existing drainage system within the area of Fairway Drive from Grandview Boulevard to Trinidad Avenue in Fort Pierce, FL, a total of 1,131.10 LF (0.22 miles).

1. Remove and replace 392 LF of 36-inch and 711 LF of 42-inch Reinforced Concrete Pipes (RCP),
2. Remove and replace #2 manhole structure,
3. Rehabilitate 9 structures (two manholes and seven catch basins),
4. Roadway restoration to include curb, sod, roadway mill and overlay and final restorations.

Section 2 - Deliverables

CONTRACTOR will provide the deliverables to the CITY as described in Exhibit "A", attached hereto and incorporated by reference herein, 150 days from the Notice to Proceed.

Section 3 - Method and Amount of Compensation

CITY will compensate CONTRACTOR for services under this AUTHORIZATION in accordance with the payment method as set forth in the attached Exhibit "A".

The budget (or fee) for the services is not to exceed $726,030.00.

Section 4 - Other Provisions

All applicable portions of the Piggyback Contract not specifically modified herein shall remain in full force and effect and are incorporated by reference herein.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this AUTHORIZATION has been fully executed on behalf of the CONTRACTOR by its duly authorized officer, and the CITY has caused the same to be duly executed in its name and in its behalf, effective as of the date herein above written.

CITY OF FORT PIERCE, FLORIDA:

By: Linda Hudson _____ Date: 2/18/25
Linda Hudson, Mayor

JOHNSON-DAVIS, INCORPORATED

By: _____ Date: 2/6/2025
Clark Cryer, President

APPROVED AS TO FORM & CORRECTNESS:

By: _____ Date: 2/18/25
Sara Hedges, City Attorney

EXHIBIT A

FAIRWAY DR, FT PIERCE - STORMWATER IMPROVEMENTS

Proposal REV 11-22-2024
#8 Manhole thru #10 Manhole - 36" RCP Replacement Only

A ITEM NO.	B DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	C SCHEDULED VALUE
1	MOBILIZATION	1.00	LSU	$ 12,000.00	$ 12,000.00
2	CLEARING & GRUBBING	1.00	LSU	$ 6,400.00	$ 6,400.00
3	GENERAL CONDITIONS	1.00	LSU	$ 6,400.00	$ 6,400.00
4	MAINTENANCE OF TRAFFIC	1.00	LSU	$ 4,700.00	$ 4,700.00
5	REHABILITATE STRUCTURE W/ CONNECTIONS: #8 MH THRU #10 MH	3.00	EA	$ 5,000.00	$ 15,000.00
6	REMOVE & REPLACE 36" RCP	392.00	LF	$ 305.00	$ 119,560.00
7	F-CURB RESTORATION	60.00	LF	$ 55.00	$ 3,300.00
8	CONCRETE DRIVEWAY RESTORATION	300.00	SF	$ 25.00	$ 7,500.00
9	CONCRETE FLUME RESTORATION	2.00	EA	$ 300.00	$ 600.00
10	ASPHALT PATCH - 9.5 TLC MIX	200.00	SY	$ 85.00	$ 17,000.00
11	SOD RESTORATIONS	500.00	SY	$ 10.00	$ 5,000.00
12	MILLING & OVERLAY 1" - 9.5 TLC ASPHALT	580.00	SY	$ 60.00	$ 34,800.00
13	FINAL RESTORATIONS	1.00	LSU	$ 7,800.00	$ 7,800.00
					$ 240,060.00

NOTES:

Bond is not included in this Proposal.
Soil Proctor & Density Testing is included.
Concrete Driveway Replacement included - 1039 Grandview Blvd, Fort Pierce
SFWMD Dewatering Permit, Dewatering Permit Engineering, & FDEP NOI Included.
Excludes all additional Permits, Fees, and Impacts assocaited with the Work.
Daytime Hours Only: 7:00 AM - 5:00 PM
As-Built Drawing will be Contractor Red-Line.
Final Restorations include irrgiation, landscaping, tree/vegetation pruning and/or restoration, and disposal of unsuitable/excess materials.

FAIRWAY DR, FT PIERCE - STORMWATER IMPROVEMENTS

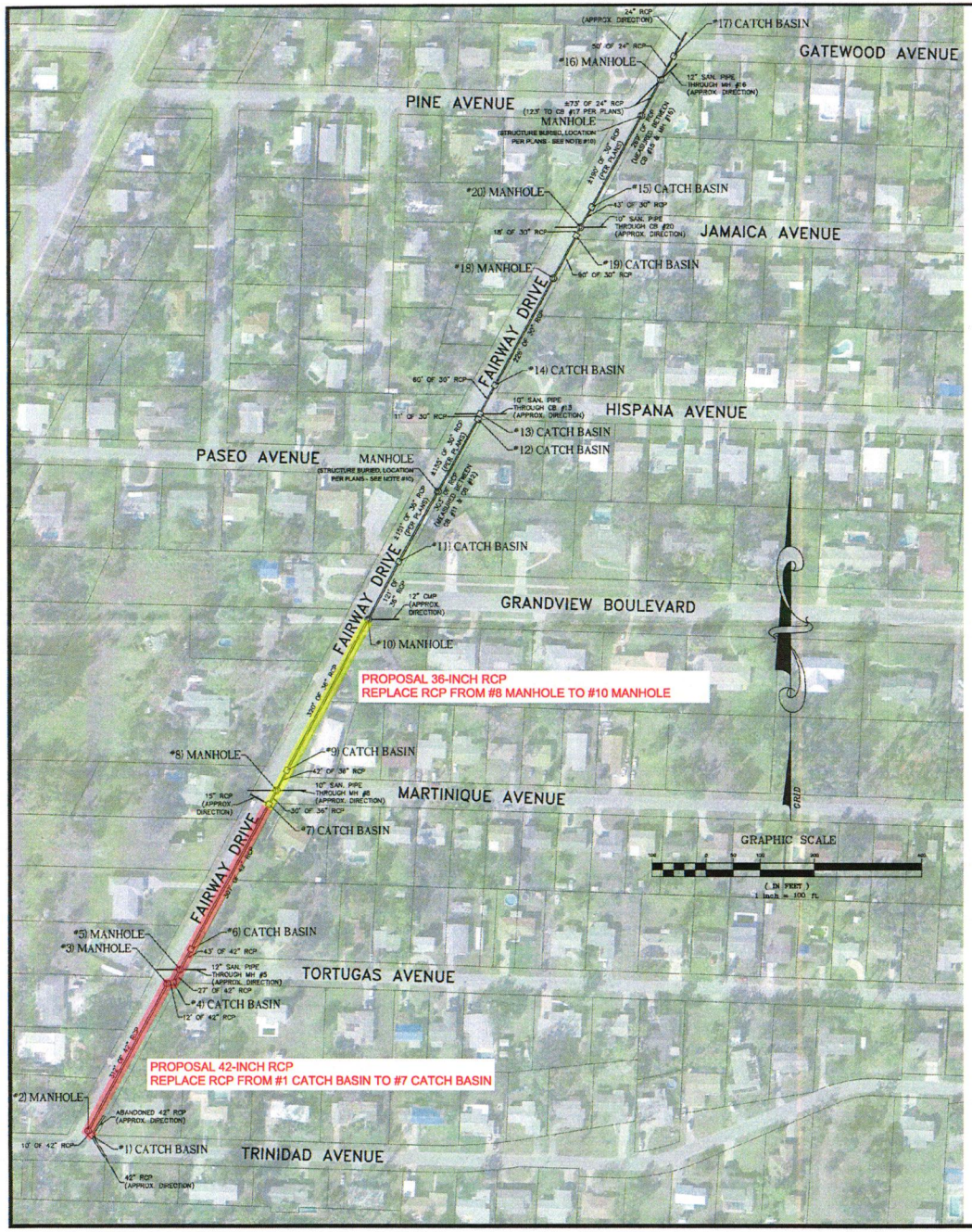
Proposal REV 11-22-2024

#1 Catch Basin thru #7 Catch Basin - 42" RCP Replacement Only

A ITEM NO.	B DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT PRICE	C SCHEDULED VALUE
1	MOBILIZATION	1.00	LSU	$ 12,000.00	$ 12,000.00
2	CLEARING & GRUBBING	1.00	LSU	$ 10,600.00	$ 10,600.00
3	GENERAL CONDITIONS	1.00	LSU	$ 11,600.00	$ 11,600.00
4	MAINTENANCE OF TRAFFIC	1.00	LSU	$ 8,300.00	$ 8,300.00
5	REMOVE & REPLACE #2 MANHOLE STRUCTURE	1.00	EA	$ 15,000.00	$ 15,000.00
6	REHABILITATE STRUCTURE W/ CONNECTIONS: #1 CB THRU #7 CB	6.00	EA	$ 5,000.00	$ 30,000.00
7	REMOVE & REPLACE 42" RCP	711.00	LF	$ 370.00	$ 263,070.00
8	F-CURB RESTORATION	100.00	LF	$ 55.00	$ 5,500.00
9	CONCRETE FLUME RESTORATION	2.00	EA	$ 300.00	$ 600.00
10	ASPHALT PATCH - 9.5 TLC MIX	600.00	SY	$ 85.00	$ 51,000.00
11	SOD RESTORATIONS	1,030.00	SY	$ 10.00	$ 10,300.00
12	MILLING & OVERLAY 1" - 9.5 TLC ASPHALT	1,000.00	SY	$ 60.00	$ 60,000.00
13	FINAL RESTORATIONS	1.00	LSU	$ 8,000.00	$ 8,000.00
					$ 485,970.00

NOTES:

Bond is not included in this Proposal.
Soil Proctor & Density Testing is included.
SFWMD Dewatering Permit, Dewatering Permit Engineering, & FDEP NOI Included.
Excludes all additional Permits, Fees, and Impacts assocaited with the Work.
Daytime Hours Only: 7:00 AM - 5:00 PM
As-Built Drawing will be Contractor Red-Line.
Final Restorations include irrgiation, landscaping, tree/vegetation pruning and/or restoration, and disposal of unsuitable/excess materials.



LEGEND

ABAND.	ABANDONED
APPROX.	APPROXIMATE
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
LB	LICENSED BUSINESS
MH	MANHOLE
PLS	PROFESSIONAL LAND SURVEYOR
PSM	PROFESSIONAL SURVEYOR & MAPPER
PT #	POINT NUMBER
RCP	REINFORCED CONCRETE PIPE
SAN.	SANITARY SEWER

PIPE MEASUREMENT TABLE

(SHOWN IN NGVD 29 ELEVATIONS)

PT #	TYPE	RIM	N	NE	E	SE	S	SW	W	NW	BOTTOM	CROSSINGS
1	CB	20.37		ABAND.		10.86				10.22	10.80	
2	MH	20.48		10.30		10.40					9.22	
3	MH	19.72			10.40			10.41			9.42	
4	CB	18.58		10.88					10.77		10.88	
5	MH	19.71		10.62				11.23			10.72	TOP SAN 12" = 12.33
6	CB	19.12		11.94				11.80			11.88	
7	CB	18.09		11.87				11.86		14.92	11.99	
8	MH	18.76		12.04				11.92			11.31	TOP SAN 10" = 14.66
9	CB	18.55		12.08				12.10			11.60	
10	MH	19.29		11.43	15.53			12.02			10.02	
11	CB	18.99		12.46				12.52			12.50	
12	CB	19.45		12.92				12.91			12.98	
13	CB	20.18		12.99				12.97			12.98	TOP SAN 10" = 15.89
14	CB	19.61		13.22				13.15			13.08	
15	CB	18.71		13.59				13.50			13.51	
16	MH	19.24		14.01				13.65			13.08	TOP SAN. 12" = 15.98
17	CB	18.30		14.00				14.01			14.09	
18	MH	19.85		13.13				12.94			12.89	TOP H207 15" = 16.06
19	CB	19.12		13.34				13.30			13.39	
20	MH	19.49		13.29				13.17			13.32	TOP SAN 10" = 14.66

SURVEYOR'S NOTES

1. HORIZONTAL RELATIONSHIPS & BEARINGS AS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NOS, AND MORE PARTICULARLY THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 1999 ADJUSTMENT (NAD 83-99) AND WERE ESTABLISHED USING USG&GS DISK "H 231" (PID #AF3246) LOCATED ON THE INDIAN RIVER DRIVE BRIDGE OVER MOORE'S CREEK AND HAVING PUBLISHED NAD 83 VALUES OF NORTHING = 1133851.61', EASTING = 875503.12'.
2. THE PURPOSE OF THIS ASBUILT SURVEY IS TO LOCATE 20 STORM STRUCTURES AND THE PIPES WITHIN THEM IN ORDER TO VERIFY PIPE SLOPES, PIPE SIZES, AND STRUCTURE ELEVATIONS ALONG FAIRWAY DRIVE BETWEEN TRINIDAD AVENUE AND GATEWOOD AVENUE IN FT. PIERCE.
3. OTHER UTILITY CROSSINGS AND UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
5. THE LINEAR PIPE DISTANCES SHOWN HEREON ARE COMPUTED FROM THE CENTER OF EACH LID OF THE MANHOLES OR THE CENTER OF EACH GRATE OF THE CATCH BASINS, AND DO NOT TAKE INTO ACCOUNT THE OFFSET OF THE PIPE END FROM THE CENTER OF THE MANHOLE LID OR GRATE.
6. ORTHO-RECTIFIED DIGITAL AERIAL IMAGERY DEPICTED ON THIS SURVEY WAS PROVIDED BY ST. LUCIE COUNTY GIS DEPARTMENT, AND SAID IMAGERY WAS FLOWN IN THE SPRING OF 2006. THE PROPERTY LINES SHOWN HEREON ARE PROVIDED BY THE ST. LUCIE COUNTY GIS DEPARTMENT AND ARE INTENDED FOR GRAPHIC USES ONLY, AS NO EFFORT HAS BEEN MADE BY THIS OFFICE TO VERIFY THEIR ACCURACY.
7. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 ("NGVD29"), AND ESTABLISHED ON THE PROJECT SITE BY UTILIZING NATIONAL GEODETIC SURVEY BENCHMARKS "B 401" (PUBLISHED NGVD29 ELEVATION = 17.68'), AND "D 401" (PUBLISHED NGVD29 ELEVATION = 25.02').
8. SOME BOTTOM OF STRUCTURE ELEVATIONS ARE HIGHER THAN THE LOWEST PIPE INVERTS WITHIN THE SAME STRUCTURE. IN THESE CASES, THE ELEVATION WAS TAKEN ON TOP OF A MOLDED CONCRETE "HUMP" THAT WAS INTENTIONALLY CONSTRUCTED IN THE BOTTOM OF THE STRUCTURE TO DECREASE WATER FLOW (PER THE CONTRACTOR). STRUCTURES #1 AND #2 CONTAINED WATER AT THE TIME OF THIS SURVEY, THEREFORE THE BOTTOM WAS NOT VISIBLE AND THE CONCRETE "HUMP" COULD NOT BE VERIFIED.
9. MANHOLE #18 HAS A 15" PIPE CROSSING INSIDE OF IT. THIS CAN BE ASSUMED TO BE A WATER LINE DUE TO THE LACK OF NEARBY SANITARY STRUCTURES, BUT WITHOUT ADDITIONAL INFORMATION THE TYPE OF UTILITY CAN NOT POSITIVELY IDENTIFIED
10. TWO MANHOLES DEPICTED ON THIS SURVEY WERE NOT FIELD LOCATED AND ARE DEPICTED ON THIS MAP PER THE REQUEST OF THE CONTRACTOR. THESE STRUCTURES WERE PLACED UPON THE MAP USING MEASUREMENTS SHOWN ON PLANS DEVELOPED BY THE CITY OF FT. PIERCE TITLED "FAIRWAY DRIVE STORM DRAINAGE REPLACEMENT", AND THEIR LOCATIONS WERE VERBALLY DESCRIBED BY THE CONTRACTOR. THIS OFFICE DID NOT VERIFY THE ACCURACY OF THOSE LOCATIONS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE "ASBUILT SURVEY" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE ON APRIL 11, 2007 AND SAID "ASBUILT SURVEY" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "ASBUILT SURVEY" COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR "ASBUILT SURVEY" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NORTHSTAR GEOMATICS, INC.

GREGORY S. FLEMING, P.S.M.
FLORIDA REGISTRATION NO. 4350

APRIL 12, 2007
DATE

NORTHSTAR GEOMATICS
900 EAST OCEAN BOULEVARD SUITE 140
PO BOX 997 STUART FLORIDA 34995

DATE	REVISIONS
4/12/07	ADD 2 BURIED MANHOLES & DIST.

DATE 04/01/2007
SCALE 1"=100'
FIELD BK. 35, Pgs. 1-11
DWNG. BY GPM

ASBUILT SURVEY OF
20 STORMWATER STRUCTURES
LOCATED ON FAIRWAY DRIVE

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 07-015AB1

City Commission Regular Meeting - 5:05 PM **11. B.**

Meeting Date: 10/20/2025

Re: Approval of a Blanket PO for Monthly Rental of Audio and Light Equipment

Submitted For: Marisa Quijano, Interim Executive Director, Sunrise Theatre

---

SUBJECT:

Approval of a Blanket PO in FY 2026 for Complete Resource Productions for Monthly Rental of Audio and Light Equipment in an amount not to exceed $230,000.

SUMMARY:

The Sunrise Theatre began renting lighting equipment in January 2025 as the equipment that had been used previously became inoperable. The Sunrise Theatre has an ongoing legal conflict with a previous contracted employee. The former staff member installed lighting and audio equipment without the consent of the Executive Director at the time. In December 2024, the former employee arrived at the Sunrise Theatre to retrieve his equipment that our venue was still using. Due to the change in leadership, the current staff of the Sunrise Theatre were unaware of the legal procedures they should have taken when the owner of said equipment arrived to uninstall it and pick it up. Enough of the equipment was obtained by its original owner that it left our lighting and audio system inoperable. The previous equipment owned by the Sunrise Theatre, that was uninstalled in early 2021 by this former employee, is outdated and does not serve the needs of the events booked at the Sunrise Theatre for the 25-26 Season. It is important that the Sunrise Theatre maintains the lighting system that we are renting and currently have installed, as we are contractually obligated to have this specific equipment for upcoming events booked.

In the long term, having this equipment saves the Sunrise Theatre money as we no longer have to rent as much lighting and audio gear on a per-show basis. Due to RFP No. 2025-017 for the Sunrise Theatre Operations Concession, the option for lease-to-own has not been looked into, and we have been advised to continue to rent the equipment. The Sunrise Theatre currently has a month-to-month rental agreement with Complete Production Resources for lighting and sound equipment. As noted on our monthly invoice, Complete Production Resources offers us more than a 50% discount on the lighting rental as we have worked with their company for years. The actual cost of renting this equipment, without a discount, is about $20,000 a month. The monthly cost of the lighting rental is $9,000 and the monthly cost of the audio rental is $8,490.

During FY 2025, the POs for the lighting and audio rental had to be extended and the City of Fort Pierce Commissioners voted to continue the rental process until RFP No. 2025-017 was complete. The sound equipment was originally rented from Jack Hammer Audio. In April 2025, Jack Hammer Audio offered Sunrise Theatre a lease-to-own agreement for the equipment that was already installed for $105,200. However, the Sunrise Theatre was unable to make that financial commitment due to the anticipated transition in management and the vendor pulled their equipment from the Sunrise Theatre in September 2025.

Complete Production Resources was able to provide comparable audio equipment and match

the monthly cost of Jack Hammer Audio. Complete Production Resources is already an established vendor as we rent our monthly lighting equipment from them, as well as extraneous backline items on a per-show basis. At the advice of the Director of Finance and the City Manager, the Sunrise Theatre is looking to open a PO for Complete Production Resources for the duration of FY 2026 to cover the cost of the rental equipment, totaling $17490 a month plus the installation fee of the sound equipment. Both the lighting and sound systems are already installed as the Sunrise Theatre already established this PO during FY 2025, brought the expenditure to the City's Commission, and is looking to open one for FY 2026 under the same terms.

RECOMMENDATION:

Approve the PO for FY 2026.

ALTERNATIVES:

Deny the rental equipment, which is necessary to operate the facility.

RESPONSIBLE STAFF:

Marisa Quijano, Interim Executive Director

COORDINATED WITH:

Johnna Morris, Finance
Richard Chess, City Manager

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2026
Account:	4410
Amount:	230000

FISCAL IMPACT:

Account 4410 — Equipment Rental was approved to have $200,000 in it to cover lighting and audio rentals for the majority of the year. This does not include per-event backline rentals, which have their own account. The reason the line was budgeted for $200,000 and not more is due to the anticipation of a transition of management, assuming this cost would change with new management.

It should also be noted that lighting and sound equipment costs are charged to renters, promoters, and event purchases as part of our operating costs. Due to this, we are able to recoup the funds spent in some ways.

Attachments

Lighting Monthly Cost
Audio Monthly Cost
Full Compass - Quote #1
Solotech - Quote #2
Memo of Commission Approval - July 2025

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/08/2025 11:42 AM
City Manager	Richard Chess	10/09/2025 11:53 AM
Form Started By: Marisa Quijano		Started On: 09/19/2025 02:47 PM
Final Approval Date: 10/09/2025		

Complete Production Resources
1930 Commerce Oak Ave
Orlando, FL 32808
USA
Phone: (407) 767-5776
Fax: (407) 641-9368

Proposal

Number: 24-2320
#5 Sunrise Lighting System/FP/12-24

Client	Venue / Site
Sunrise Theatre of the Performing Arts Debbie Soesbe 117 South 2nd Street Fort Pierce, FL 34950	Sunrise Theatre of the Performing Arts Debbie Soesbe 117 South 2nd Street Fort Pierce, FL 34950



Account Manager	Shipping Method	Customer P.O.	Warehouse	Terms	Tax Rule
Kelly Greene	CPR Cartage		CPR	Net 30	Tax Exempt

Prep Date	Load In	Show Start	Load Out	Return Date	Discount
12/27/2024 9:00 AM	12/30/2024 11:00 AM			1/31/2025 11:00 AM	

Qty	Description	Note	Time	Rate	Price	Price Ext.
	Lighting					
1	MA LIGHTING grandMA2 Light Lighting Console					
1	MARTIN DMX 5.5 Opto Splitter (1x 5 Pin I/O, 5x 5 Pin Out)					
1	Edison Male (12AWG) to PowerCON [Type A] 5'					
8	MARTIN MAC Viper Profile Moving Head Spotlight					
1	OSRAM HTI 1000W/PS Lok-It Lamp for Viper	Spare				
44	ELATION SIX+ PAR L 20W RGBLA+UV LED Par Fixture					
44	ELATION MFL 22° Diffusion Lens Filter					
44	ELATION Sixbar 1000/DTW/SIX+PAR Omega Bracket					
44	Trigger Clamp, Black					
44	Safety Cable, Black - 30"					
	Lighting Before Discount:					**16,720.00**
	50% Discount:					**-8,360.00**
	Lighting Total:					**8,360.00**
	Power					
1	PROPOWER 3 phase 208V Power Distro with Power Pass thru/ 4-Socapex outputs, 9-20A Edison outputs					
1	2/0 Feeder Cable Tails Set - 5'					
5	2/0 Cam Feeder Single Wire Tails - 5'					
	Power Before Discount:					**1,280.00**
	50% Discount:					**-640.00**
	Power Total:					**640.00**
	Cabling					
4	CPR 12/14 Socapex Cable - 100'					
2	CPR 12/14 Socapex Cable - 75'					
2	CPR 12/14 Socapex Cable - 50'					
4	5 Pin DMX M-F Cable - 100'					
2	5 Pin DMX M-F Cable - 75'					
2	5 Pin DMX M-F Cable - 50'					
10	5 Pin DMX M-F Cable - 25'					
68	5 Pin DMX M-F Cable - 15'					

Qty	Description	Note	Time	Rate	Price	Price Ext.
		Cabling Before Discount:				1,988.00
		100% Discount:				-1,988.00
		Cabling Total:				0.00
	Spare					
1	MARTIN MAC Viper Profile Moving Head Spotlight					
1	ELATION SIX+ PAR L 20W RGBLA+UV LED Par Fixture					
		Spare Total:				0.00

NOTES:

DELIVERY TRUCKING 750 TO BE BILLED ON FIRST INVOICE ONLY.
RETURN TRUCKING 750 TO BE BILLED ON LAST INVOICE ONLY.

Initial scheduling for this equipment is for 6 months.

Subtotal:	$9,000.00
Discount:	$0.00
Sales Tax:	$0.00
Convenience Fee:	$0.00
Prep Fees:	$0.00
Del/Pick-Up:	$0.00
Total:	$9,000.00

X _____ _____

Signature Date

X _____

Print

Complete Production Resources
1930 Commerce Oak Ave
Orlando, FL 32808
Phone: (407) 767-5776
Fax: (407) 641-9368

PRODUCTION RENTAL INVOICE

P.O.NO	DATE	INVOICE#
	9/16/2025	INV-20941

BILLING INFORMATION
Sunrise Theatre of the Performing Arts Debbie Soesbe 117 South 2nd Street Fort Pierce, FL 34950 US

SHIPPING / DELIVERY INFORMATION
Sunrise Theatre of the Performing Arts Holland Ryan 117 South 2nd Street Fort Pierce, FL 34950 US

TERMS	REP	NAME	SHIP VIA	DELIVERY DATE	RETURN DATE
Net 30	KG	Audio Install/FP/9-25	CPR Cartage	9/16/2025	10/16/2025

QTY	ITEM DESCRIPTION	NOTES
	---Audio	
1	YAMAHA CL5 Digital Console Surface	
1	YAMAHA MY8AE 8-CH XLR AES/EBU I/O Card (4I/4O)	
1	SWITCHCRAFT MY8AE DB25 to 4I/4O XLR Fanout Yamaha Termination - 10'	
1	CPR Console Dust Cover	
1	VIKING Case for Yamaha CL5 Console	
1	IEC Power Cable	
1	Under Balcony	
4	L-ACOUSTICS ARCS Line Source Speaker	
4	L-ACOUSTICS ARCS Coupler	
8	L-ACOUSTICS 12MM ARCS Coupler Shackle	
4	L-ACOUSTICS ARCS Padded Bag	
4	CPR ARCS Single Cabinet Dolly	
1	Front Fills	
4	L-ACOUSTICS dV-DOSC - Modular Line Source Speaker	
1	CPR dV-DOSC Touring Line Array Cart	
1	Mains	
2	L-ACOUSTICS K BUMP KUDO Bumper Fly Bar	
4	L-ACOUSTICS 22MM KUDO/ARC/BUMPSUB Shackle	
12	L-ACOUSTICS KUDO Large Format Line Source Speaker Cabinet	
4	CPR KUDO Touring Line Array Cart	
4	L-ACOUSTICS SB28 High Powered Subwoofer	
2	CPR SB28 Touring Carts	
2	LAKE LMX48 DSP System Processor	
3	LAB GRUPPEN 3x FP 10000Q Amp Rack	
9	LAB GRUPPEN FP 10000Q 4-CH DSP Power Amplifier	
3	MIDDLE ATLANTIC UQFP-4 Ultra Quiet Four-Fan Panel	
3	CPR Amplifier I/O Panel (W1-XLR-NL8-NL4)	
3	OMEGA 10-Space Shockmount Triple FP Amplifier Rack	
1	PD-3 CPR 3-Phase 150-Amp Power Distro	
1	2/0 Feeder Cable Set - 20'	
5	2/0 Cam Feeder Single Wire - 20'	
1	Cable Package	
	---Cable Package	
2	NL8 Speaker Cable - 50'	
2	NL8 Speaker Cable - 100'	
8	NL8 Speaker Cable Jumper - 18"	
2	NL4 Speaker Cable - 50'	
2	NL4 Speaker Cable - 100'	
1	NL4 Speaker Cable - 50'	
1	NL4 Speaker Cable - 75'	
2	NL4 Speaker Cable - 25'	
1	NL4 Speaker Cable - 50'	
1	NL4 Speaker Cable - 100'	
2	NL4 Speaker Cable - 5'	
3	HUBBELL-5 L21-30 Power Cable - 25'	
12	XLR Cable - 5'	
2	CPR XLR-F - 4 XLR-M Adapter	

	Sub-Total	**Sales Tax (0.0%)**
Please make payment payable to Complete Production Resources - Thank you for your business.		**TOTAL DUE**

Complete Production Resources
1930 Commerce Oak Ave
Orlando, FL 32808
Phone: (407) 767-5776
Fax: (407) 641-9368

PRODUCTION RENTAL INVOICE

P.O.NO	DATE	INVOICE#
	9/16/2025	INV-20941

BILLING INFORMATION

Sunrise Theatre of the Performing Arts
Debbie Soesbe
117 South 2nd Street
Fort Pierce, FL 34950
US

SHIPPING / DELIVERY INFORMATION

Sunrise Theatre of the Performing Arts
Holland Ryan
117 South 2nd Street
Fort Pierce, FL 34950
US

TERMS	REP	NAME	SHIP VIA	DELIVERY DATE	RETURN DATE
Net 30	KG	Audio Install/FP/9-25	CPR Cartage	9/16/2025	10/16/2025

QTY	ITEM DESCRIPTION	NOTES
4	CPR XLR-F - 2 XLR-M Adapter	
1	EUROCABLE 6-CH XLR to XLR Multi Cable - 15'	

This is a legally binding contract. The undersigned agrees that they ("the client") has agreed to the additional said terms within the "Terms & Conditions" contract. This contract shall be deemed made and entered into in the State of Florida, and shall be governed by the laws of such state applicable to contracts entered into and wholly to be performed therein. The state or federal courts located in Florida shall have exclusive jurisdiction over any disputes arising hereunder and the parties hereto agree to submit to the jurisdiction of these courts. In such event, the prevailing party to such dispute shall have the right to be reimbursed by the other party for its reasonable attorneys' fees.

It is agreed that:
• Client will pay promptly, when due, all charges or charges which accrue, including late fees and to include any lost or stolen items as well as damages.
• All fees incurred in collecting a past due account. A $35.00 service fee will be charged for any check not honored. Accounts over 30 days past due may be put on credit hold and accounts over 60 days past due may be referred for collection and the account status with CPR terminated.
• Payment shall be made by cash, credit card, certified cashier's check, electronic funds transfer or corporate bank check. Payment is due in advance in full by day of show or prior to the date due as agreed upon listed on contract.
• All checks are to be made payable to Complete Production Resources and remit to 1930 Commerce Oak Ave, Orlando, FL 32808.
• Electronic payments may be processed through One Florida Bank to credit account: Event Event Productions, Inc. dba Complete Production Resources. Electronic payment notifications should be sent to accounting@cprhq.pro for proper account credit.
-For ACH/wire transfers, please use routing number: 063292855
-Account Number: 4011301124

	Sub-Total	**$8,490.00**	**Sales Tax (0.0%)** **$0.00**
Please make payment payable to Complete Production Resources - Thank you for your business.			**TOTAL DUE** **$8,490.00**

Quote #1

For Purchase

Full Compass Systems, Ltd

9770 Silicon Prairie Parkway
MADISON, WI 53593
608-831-7330
Fax: 608-831-6330

Quotation

Bill to:

CITY OF FORT PIERCE
100 N U.S. Highway 1
FORT PIERCE, FL 34950

Ship to:

SUNRISE THEATRE
117 S. 2nd STREET
ATTN: Holland Ryan
FORT PIERCE, FL 34950

Confirmation #	SOC5253169-2
Page	1 of 3
Date	8/13/2024
Sales order	SOC5253169
Purchase order #	FULL BOAR
Ordered by	HOLLAND
Salesperson	Logan Wilson
Payment	Credit Card
Customer account	CUC2663257
FOB	FOBO
Expiration date	9/21/2024

Mfg	Item number	Description	Qty ordered	Unit	Ship via	Unit price	Extended price	Fin
HDS	FULL-BOAR	Full Boar Lighting Console, 12 Universe, with Road Case	1	EA	MISC	$0.00	$0.00	
HDS	MINI-WING-4	https://www.fullcompass.com/prod/524773 MINI WING 4 COMPACT CONSOLE WING, ALSO WORKS WITH HOG 4 PC	1	EA	MISC	$0.00	$0.00	
CHS	QUICKQ20	https://www.fullcompass.com/prod/504068 QuickQ 20 Console, 2 Universes	1	EA	MISC	$3300.00	$3300.00	
GLP	FR1-GLP	https://www.fullcompass.com/prod/551180 Impression FR1 60W RGBW LED Moving Head w/ Zoom 3.5-35 Deg.	6	EA	MISC	$1279.20	$7675.20	
CVP	COLORADO2QZOOM	https://www.fullcompass.com/prod/587662 LED Par, 14x15w RGBW, 14-44deg Motorized Zoom, IP65	9	EA	MISC	$1400.00	$12600.00	
CVP	COLORADO2QZOOM	https://www.fullcompass.com/prod/549525 LED Par, 14x15w RGBW, 14-44deg Motorized Zoom, IP65	23	EA	MISC	$1400.00	$32200.00	
CVP	COLORADO1QZOOM	https://www.fullcompass.com/prod/549525 LED Par, 7x15w RGBW, 13-45deg Motorized Zoom, IP65	7	EA	MISC	$800.00	$5600.00	
CVP	COLORADO1QZOOM	https://www.fullcompass.com/prod/549522 LED Par, 7x15w RGBW, 13-45deg Motorized Zoom, IP65	1	EA	MISC	$0.00	$0.00	
CVP	MAVSTORM2PROFILE	https://www.fullcompass.com/prod/549522 IP65 Profile Moving Head	6	EA	MISC	$8625.00	$51750.00	
		https://www.fullcompass.com/prod/617877						

Full Compass Systems, Ltd

9770 Silicon Prairie Parkway
MADISON, WI 53593
608-831-7330
Fax: 608-831-6330

Bill to:

CITY OF FORT PIERCE
100 N U.S. Highway 1
FORT PIERCE, FL 34950

Ship to:

SUNRISE THEATRE
117 S. 2nd STREET
ATTN: Holland Ryan
FORT PIERCE, FL 34950

Quotation

Confirmation #	SOC5253169-2
Page	2 of 3
Date	8/13/2024
Sales order	SOC5253169
Purchase order #	FULL BOAR
Ordered by	HOLLAND
Salesperson	Logan Wilson
Payment	Credit Card
Customer account	CUC2663257
FOB	FOBO
Expiration date	9/21/2024

Mfg	Item number	Description	Qty ordered	Unit	Ship via	Unit price	Extended price	Fin
CVP	ROGUER3XWASH	Moving Head Wash, 37x25w RGBW, 12-49deg Zoom, 5 Zone	8	EA	MISC	$2900.00	$23200.00	
WHR	PL1-420	https://www.fullcompass.com/prod/578976 Power Link Edison Box, Color : Black	20	EA	MISC	$191.00	$3820.00	
NEU	NAC3MX-W-TOP	https://www.fullcompass.com/prod/185159-0001 Cable End Male Power In IP 65 and UV Rated powerCON TRUE1	30	EA	MISC	$9.86	$295.80	
NEU	NAC3FX-W-TOP	https://www.fullcompass.com/prod/566641 Cable end - powerCON TRUE1 TOP - female - power out - screw terminals - IP 65 and UV rated	30	EA	MISC	$9.86	$295.80	
TLC	SLCB	https://www.fullcompass.com/prod/564733 Slim Claw Black	30	EA	MISC	$46.02	$1380.60	
TLC	MAB	https://www.fullcompass.com/prod/273271 Mega Clamp, Black	38	EA	MISC	$15.92	$604.96	
TLC	SCB	https://www.fullcompass.com/prod/251447 Safety Cable, 30", Black	50	EA	MISC	$6.26	$313.00	
CVP	AMHAZESTADIUM	https://www.fullcompass.com/prod/529890 Hazer, 1200w, 14,000cfm in case	1	EA	MISC	$1384.99	$1384.99	
MTL	Q#147277A	https://www.fullcompass.com/prod/549406 1325-04-21-07-002 Stackable, Double Tier, CAM RGN Input	1	EA	MISC	$4742.54	$4742.54	

***Chauvet items dropship direct, all other items ship LTL freight from Full Compass
***zeroed out units and discounts reflect package pricing. valid purcahsed in full
***public bids are nonreturnable / refundable outside of warranty and service

Full Compass Systems, Ltd

9770 Silicon Prairie Parkway
MADISON, WI 53593
608-831-7330
Fax: 608-831-6330

Bill to:

CITY OF FORT PIERCE
100 N U.S. Highway 1
FORT PIERCE, FL 34950

Ship to:

SUNRISE THEATRE
117 S. 2nd STREET
ATTN: Holland Ryan
FORT PIERCE, FL 34950

Quotation

Confirmation #	SOC5253169-2
Page	3 of 3
Date	8/13/2024
Sales order	SOC5253169
Purchase order #	FULL BOAR
Ordered by	HOLLAND
Salesperson	Logan Wilson
Payment	Credit Card
Customer account	CUC2663257
FOB	FOBO
Expiration date	9/21/2024

Sales subtotal amount:	$149162.89
Promotional discount:	$0.00
Shipping & handling:	$499.99
Net amount:	$149662.88
Sales tax:	$0.00
Total:	$149662.88
Prepaid:	$0.00
Balance due:	$149662.88

Quote #2
For Purchase

SOLOTECH

QUOTATION

Solotech Sales & Integration USA Inc.

Quotation number	SQ-SI009142-1
Date	14 Aug 2024
Valid until	13 Sep 2024
Customer Reference	
Payment terms	NET 30 DAYS
Delivery terms	EXW
Sales representative	JORGE GAMEZ

Bill to address
City Of Sunrise
10770 W. Oakland Park Blvd
Sunrise, FL 33351
USA
Ph: 954-572-2274

Ship to address
Civic Center
10610. West Oakland Park Blvd
Sunrise, FL 33351
USA

Qty	Description	Manufacturer	Product name	UM	Unit price	Amount
1.00	Hog 4-18 console		OTHER	EA	48,678.31	48,678.31
1.00	GRANDMA3-COMPACT XT LIGHTING CONSOLE	MA LIGHTING	MA4010505	EA	39,881.93	39,881.93
32.00	LED WASH RGBW 14 X 15W BLACK IP	CHAUVET PRO	COLORADO2QUADZOOM	EA	1,081.63	34,612.16
8.00	POWERCON POWER CORD, 2PCS OMEGA BRACKETS. CONTROL: 3-PIN DMX, 5-PIN DMX	CHAUVET PRO	ROGUER3XWASH	EA	2,358.43	18,867.44
6.00	MAVERICK STORM 2 PROFILE	CHAUVET PRO	MAVERICKSTORM2PROFILE	EA	7,107.83	42,646.98
20.00	PL1 STRINGER, POWERCONS, BLACK	WHIRLWIND	PL1-420-BK	EA	156.46	3,129.20
38.00	BLACK MEGA CLAMP	THE LIGHT SOURCE (TLS)	MAB	EA	11.05	419.90
30.00	TLS MEGA-CLAW BLACK FINISH CLAMP	THE LIGHT SOURCE (TLS)	MEGA-CLAW	EA	33.90	1,017.00

Additional charges

Description	Amount
FREIGHT FEE TBD	0.00

Subtotal	189,252.92
Total sales tax	0.00
Total	189,252.92
Currency	USD

Notes:

Unless otherwise agreed in writing between Solotech Sales & Integration USA Inc. and Client, this quote is subject to the attached Terms and Conditions ("T&Cs"). By accepting this quote, you are confirming that you have read the foregoing and accept to be bound by the T&Cs and other applicable terms.

This quote is subject to credit approval by Solotech Sales & Integration USA Inc. The equipment remains the property of Solotech Sales & Integration USA Inc, until complete payment of the invoice.

Due to the currently prevailing circumstances, delivery times will only be confirmed upon the receipt of purchase orders. Given the worldwide shortage of certain electronic components, our manufacturers are experiencing longer delivery times. Solotech Sales & Integration USA Inc. shall not be held liable for any delay in delivery caused by said global shortage.

Signature _____ Print name _____ Date _____ Order No _____

THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE Florida

TO : Marisa Quijano, Acting Sunrise Theatre Director

FROM : Richard D. Chess, MBA, City Manager RDC

RE : **Follow-up to 7.7.25 Meeting - Approval to Increase Purchase Order #250521**

DATE : July 8, 2025

At the City Commission meeting held on July 7, 2025, the Commission approved an increase to Purchase Order No.250521, Complete Production Resources from $50,000 to $100,000 for monthly lighting equipment rental at the Sunrise Theatre.

Please proceed accordingly.

RDC:jdr

c: Gelencia Carter, Purchasing Manager

City Commission Regular Meeting - 5:05 PM **11. C.**

Meeting Date: 10/20/2025

Re: Approval of Service Agreement with Tetra Tech Inc, RFQ No. 2025-009 for Community Rating System (CRS) and Climate Reilience Support Services

Submitted For: Latonya Hubbard, Purchasing Agent, Finance Department

---

SUBJECT:

Approval of a service agreement with Tetra Tech, Inc. for Community Rating System (CRS) and Climate Resilience Professional Support Services for the Building Department in the amount of $100,000.00 annually as approved for award under RFQ 2025-009.

SUMMARY:

On June 16, 2025, during the City Commission meeting, the Commission awarded RFQ No. 2025-009, for the Community Rating System (CRS) and Climate Resilience Support Services. The total cost for this project is $100,000.00 annually.

The contract includes maintaining and improving its CRS Class 6 rating, advancing to Class 5, and developing a climate resilience program. The consultant team will support ongoing activities related to FEMA's CRS program, flood mitigation, hazard identification, sea level rise adaptation, and regulatory compliance.

RECOMMENDATION:

Staff will proceed as directed by the Commission.

ALTERNATIVES:

Staff will proceed as directed by the Commission

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Director of Building
Shaun Coss, CFM, Assistant Director of Building

COORDINATED WITH:

Purchasing
City Attorney's Office

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2025
Account:	4202902-534900
Amount:	$100,000.00

OTHER INFORMATION:

Funding source:Buiding Department Service Funds

Attachments

Agreement - Complete
CAO Memo
Agenda Item # 11.E
Original RFQ Document
CAO Memo - Vendor Requested Changes

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/09/2025 01:51 PM
City Manager	Richard Chess	10/09/2025 04:39 PM
Form Started By: Latonya Hubbard		Started On: 09/29/2025 05:53 PM
Final Approval Date: 10/09/2025		

CITY OF FORT PIERCE

CONTINUING SERVICE AGREEMENT

RFQ NO. 2025-009 COMMUNITY RATING SYSTEM (CRS) AND CLIMATE RESILIENCE PROFESSIONAL SUPPORT SERVICES

This Agreement ("Agreement" or "Contract") entered into this day of ____, 2025 is made and entered into by and between the City of Fort Pierce, Florida, a municipal corporation ("CITY"), and **Tetra Tech, Inc.,** a DELAWARE CORPORATION with its principal place of business at 759 S. Federal Highway, #314, Stuart, FL 34994 ("CONTRACTOR").

WHEREAS, pursuant to RFQ No. 2025-009, the CITY solicited the services of qualified contractors to assist the CITY in maintaining the Federal Emergency Management Agency's Community Rating System program Class 6 rating and advancing to Class 5; and develop and implement a resilience program; and

WHEREAS, the CONTRACTOR submitted a proposal that was evaluated by an evaluation committee who recommended award to CONTRACTOR; and

WHEREAS, on June 16, 2025, the City Commission authorized the award of RFQ No. 2025-009 to CONTRACTOR and authorized staff to initiate contract negotiations with the CONTRACTOR; and

WHEREAS, the CONTRACTOR is qualified and experienced in providing the solicited services; and

WHEREAS, the CITY is in need of such continued services; and

WHEREAS, the CONTRACTOR has agreed to provide said services to the CITY for the compensation set forth herein and subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises hereinafter contained, the Parties agree as follows:

1. Contractor Services.

1.1 The CONTRACTOR will provide the services as set forth in **Exhibit A**, Statement of Work, attached hereto and incorporated for all purposes ("the Services"), to the satisfaction of the CITY.

1.2 The CONTRACTOR will be available to begin work promptly after receipt of a fully executed copy of this Agreement. It is agreed that this Agreement shall be considered a continuing contract and work will be initiated on an assignment-by-assignment basis through a Specific Authorization.

1.3 A Specific Authorization from the CITY will be provided to the CONTRACTOR for each assignment awarded to the CONTRACTOR. The Specific Authorization shall set out the Scope of Work for the assignment, time of performance, and any other necessary terms.

1.4 Notwithstanding any other provision of this Agreement, the CONTRACTOR's performance of the Services will (1) conform to the specifications and requirements contained in the Bid 2025-009 ~ Community Rating System (CRS) and Climate Resilience Professional Support Services

(Rebid) and (2) conform with the CONTRACTOR's Bid dated February 3, 2025, attached as **Exhibit B**. To the extent that the Bid or the CONTRACTOR's Bid conflict with the terms of this Agreement, the terms of this Agreement will control.

2. Compensation.

2.1 Compensation to the CONTRACTOR will be included in each Specific Authorization and shall include all travel and expenses for the Services.

2.2 Payment for services performed will be processed within thirty (30) days of receipt and approval of invoice and in accordance with the Florida Prompt Payment Act, Florida Statutes Section 218.70-79.

2.2 Upon completion of the Services and acceptance by the CITY, the CONTRACTOR will submit an invoice setting forth amounts due to the CONTRACTOR. Each invoice will be accompanied by documentation that the CITY may reasonably request to support the invoice amount. The CITY will, within ten (10) days from the date it receives an invoice and supporting documentation, approve or disapprove the amount reflected in the invoice. If the CITY approves the amount or any portion of the amount, the CITY will promptly pay to the CONTRACTOR the amount approved so long as the CONTRACTOR is not in default under this Agreement. If the CITY disapproves any invoice amount, the CITY will give the CONTRACTOR specific reasons for its disapproval in writing, within ten (10) days from the date it receives an improper payment request or invoice. The CONTRACTOR will submit invoices to the CITY as follows:

City of Fort Pierce
Attn: Accounts Payable
P.O. Box 1480
Fort Pierce, FL 34954

3. Term.

This Agreement is effective as of the date last signed below ("Effective Date") and will terminate three (3) years from the Effective Date**,** unless earlier terminated in accordance with Section 8. The CITY will have the option to renew this Agreement for two (2) additional one (1) year periods, or portion thereof, up to a period of 60 months.

4. Licenses, Permits, Taxes, Fees, Laws and Regulations

4.1 The CONTRACTOR warrants that it will obtain, maintain in effect, and pay the cost for all licenses, permits, or certifications that may be necessary for the CONTRACTOR's performance of this Agreement.

4.2 The CONTRACTOR will be responsible for the payment of all taxes, excises, fees, payroll deductions, employee benefits (if any), fines, penalties or other payments required by federal, state, or local law or regulation in connection with the CONTRACTOR's performance of this Agreement.

4.3 The CONTRACTOR will comply with and will be responsible for requiring its officers and employees to comply with, all applicable federal, state, and local laws and

regulations.

5. Ownership and Use of Work Material.

5.1 All drawings, specifications, plans, computations, sketches, data, records, photographs, tapes, renderings, models, publications, statements, accounts, reports, studies, and other materials prepared by the CONTRACTOR or any CONTRACTOR's subcontractor in connection with the Services (collectively, "Work Material"), whether or not accepted or rejected by the CITY, are the sole property of the CITY and for its exclusive use and reuse at any time without further compensation and without any restrictions.

5.2 The CONTRACTOR grants and assigns to the CITY all rights and claims of whatever nature and whether now or hereafter arising in and to the Work Material.

5.3 The CONTRACTOR will deliver all Work Material to the CITY upon expiration or termination of this Agreement. The CITY will have the right to use the Work Material for the completion of the Services or otherwise. The CITY may, at all times, retain the originals of the Work Material.

5.4 The Work Material will not be used or published by the CONTRACTOR or any other party unless expressly authorized by the CITY in writing. The CONTRACTOR will treat all Work Material as confidential.

6. Confidentiality and Safeguarding of City Records; Press Releases; Public Information.

6.1 The CONTRACTOR shall not disclose, publish, or authorize others to disclose or publish, Work Material or other information pertaining to the Services assigned to the CONTRACTOR by the CITY or other information to which the CONTRACTOR had access during the term of this Agreement without the prior written approval of the City Attorney.

6.2 The CONTRACTOR will not make any press releases, public statements, or advertisement referring to the services or the engagement of the CONTRACTOR as an independent contractor of the CITY in connection with the Agreement or release any information relative to the Agreement for publication, advertisement or any other purpose without the prior written approval of the CITY.

6.3 The restrictions and obligations under this Section will survive expiration or termination of this Agreement for any reason.

7. Public Records.

The CITY strictly adheres all statutes, court decisions and the opinions of the Florida Attorney General with respect to disclosure of public information under Chapter 119, Florida Statutes, the CONTRACTOR shall comply with all public records laws, specifically to:

7.1 Keep and maintain public records required by the CITY to perform the service.

7.2 Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119,

Florida Statutes, or as otherwise provided by law.

7.3 Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the CONTRACTOR does not transfer the records to the CITY.

7.4 Upon completion of the contract, transfer, at no cost, to the CITY all public records in possession of the CONTRACTOR or keep and maintain public records required by the CITY to perform the service. If the CONTRACTOR transfers all public records to the CITY upon completion of the contract, the CONTRACTOR shall destroy any duplicate public record that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the contract, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS THROUGH THE CITY CLERK AT 772-467-3065, PUBLICRECORDS@CITYOFFORTPIERCE.COM, 100 NORTH U.S. HWY 1, FORT PIERCE, FL 34950.

8. Termination.

8.1 If either party is in default of performance of any material obligation under this Agreement, the party that is not in default may give written notice of the default to the other party and if the party notified fails to correct the default within thirty (30) days or within such period fails to satisfy the party giving notice that the default does not exist, the party giving notice may terminate this Agreement upon expiration of the thirty (30) day period.

8.2 The CITY may terminate this Agreement immediately in the event of the filing by or against the CONTRACTOR of a petition for relief in bankruptcy or for receivership, or in the event that the CONTRACTOR becomes insolvent.

8.3 The termination of this Agreement will not affect any right or remedy that has accrued to either party at the time of termination.

8.4 Upon termination of this Agreement, the CONTRACTOR will deliver to the appropriate representative of the CITY all Work Material related to the services performed by the CONTRACTOR in the format requested by the CITY together with any keys, identification badges, or equipment owned by the CITY.

8.5 Termination under Sections 8.1 or 8.6 will not relieve the CONTRACTOR from liability for any default or breach under this Agreement or any other act or omission of the

CONTRACTOR.

8.6 The CITY may terminate this Agreement, without cause, upon written notice to the CONTRACTOR. At such time, the CONTRACTOR will be compensated only for that work which has been satisfactorily completed to the date of termination. No compensation shall be paid for de-mobilization, take-down, disengagement wind-down or other costs incurred due to termination of this Agreement.

9. Indemnification.

The CONTRACTOR will indemnify and hold harmless the CITY, and its members, officials, officers, attorneys, employees, representatives and agents from all claims, demands, causes of action, and judgments for taxes, license fees, excises, fines, and penalties; for supplies, services, or merchandise purchased by Contractor; for wages and fringe benefits of the CONTRACTOR's employees; and for injury or death of any person or damage to property that result directly or indirectly from the negligent or intentional acts or omissions of the CONTRACTOR or its officers, agents, or employees in the performance of this Agreement.

The CONTRACTOR's obligation to indemnify and hold harmless shall remain in effect and shall be binding upon the CONTRACTOR whether such injury or damage shall accrue, or may be discovered, before or after termination of this Contract.

10. Insurance.

The CONTRACTOR shall, at its own expense, procure and maintain, with insurers acceptable to the CITY, the types and amounts of insurance conforming to the minimum requirements set forth herein. The CONTRACTOR shall not commence work until the required insurance is in force and evidence of insurance acceptable to the CITY has been provided to and approved by the CITY.

As evidence of compliance with the insurance required herein, the CONTRACTOR shall furnish the CITY with:

(a) a fully completed satisfactory Certificate of Insurance (ACORD Form 25 or equivalent) evidencing all coverage required herein, with a copy of the actual notice of cancellation endorsement(s) as issued on the policy(ies) and a copy of the actual additional insured endorsement as issued on the Commercial General Liability policy, signed by an authorized representative of the insurer(s) verifying inclusion of the CITY and its officials, board members, officers and employees as Additional Insureds in the Commercial General Liability coverage;

(b) the original of the policy(ies); or

(c) other evidence satisfactory to the CITY. Such evidence shall include thirty (30) days written notice of cancellation to the CITY for all coverage.

To the extent the CONTRACTOR is permitted to and elects to subcontract any of the work performed under this Agreement, the CONTRACTOR will require all subcontractors to provide insurance coverage complying with the requirements set forth herein and will provide the CITY with evidence of such coverage prior to the commencement of the subcontractor's work.

Until such insurance is no longer required by this Contract, the CONTRACTOR shall provide the CITY with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance, or as soon as feasible, as long as coverage is continuous during the contract period.

Workers' Compensation/Employer's Liability Insurance

Such insurance shall be no more restrictive than that provided by the Standard Workers' Compensation Policy, as filed for use in Florida by the National Council of Compensation Insurance, without restrictive endorsements. In addition to coverage for the Florida Workers' Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law. The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One:	"Statutory"	
Part Two:	$1,000,000	Each Accident
	$1,000,000	Disease-Policy Limit
	$1,000,000	Disease-Each Employee

The Workers' Compensation policy must be endorsed to waive the insurer's right to subrogation against the CITY and their officials, officers and employees in the manner which would result from the attachment of National Council on Compensation Insurance's (NCCI) Waiver of Our Right to Recover From Others' Endorsement (Advisory Form WC 00 03 13) with the CITY and its officials, board members, officers and employees scheduled thereon.

General Liability Insurance

Such insurance shall be no more restrictive than that provided by the latest edition of the standard Commercial General Liability Form (Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office (ISO), without any restrictive endorsements other than any endorsements specifically required by the State of Florida or those which under an ISO filing, must be attached to the policy (i.e. mandatory endorsements). The City of Fort Pierce and their respective members, officials, officers, and employees shall be included as an "Additional Insured" on a form no more restrictive than ISO form CG 20 10 (Additional Insured – Owners, Lessees, or CONTRACTORs – Scheduled Person or Organization). The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

General Aggregate	$2,000,000
Products/Completed Operations Aggregate	$1,000,000
Personal and Advertising Injury	$1,000,000
Each Occurrence	$1,000,000

Automobile Liability Insurance

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of the standard Business Auto Policy (ISO Form CA 00 01) without any restrictive endorsements, other than those which are required by the State of Florida or those which under an ISO filing, must be attached to the policy (i.e. mandatory endorsements). The policy shall include coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the work. Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

Each Occurrence Bodily Injury and

Property Damage Liability Combined $1,000,000

Professional Liability Insurance

Such insurance shall be on a form acceptable to the CITY and shall cover the CONTRACTOR for those sources of liability arising out of the rendering or failure to render any professional services required in the Agreement. Coverage must either be on an occurrence basis; or, if on a claims-made basis, the coverage must respond to all claims reported within three years following the period for which coverage is required, and which would have been covered had the coverage been on an occurrence basis. The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$3,000,000 Each Claim/Annual Aggregate

If the CONTRACTOR subcontracts any of the work, the CONTRACTOR shall either include the subcontractors in the CONTRACTOR's coverage or require the subcontractors to maintain Professional Liability coverage as described herein. The insurance may be subject to a deductible not to exceed $10,000 per claim.

Watercraft Liability

To the extent watercraft are utilized, the CONTRACTOR shall purchase and maintain, or cause its subcontractors to purchase and maintain, insurance which shall, at a minimum cover the CONTRACTOR and subcontractor for injuries or damage arising out the use of all owned, non-owned and hired watercraft. The insurance shall include the CITY and its members, officials, officers and employees as additional insureds. The minimum limits (inclusive of and amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Occurrence/Annual Aggregate

Cyber Liability & Data Storage

Such insurance shall be on a form acceptable to the City and shall cover, at a minimum, the following:

- Data Loss and System Damage Liability (when applicable)
- Security Liability
- Privacy Liability
- Privacy/Security Breach Response Coverage, including Notification Expenses

Such Cyber Liability coverage must be provided on an Occurrence Form or, if on a Claims Made Form, the retroactive date must be no later than the first date of this Agreement and such claims-made coverage must respond to all claims reported within three years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis.

The minimum limits (inclusive of and amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Occurrence/Annual Aggregate

The Cyber Liability coverage may be included as part of the Professional Liability coverage required above.

General Conditions

The insurance provided by the CONTRACTOR shall apply on a primary basis to any insurance or self-insurance maintained by the CITY. Any insurance or self-insurance maintained by the CITY shall be excess of, and shall not contribute with, the insurance provided by the CONTRACTOR.

Except as otherwise specifically authorized by this Agreement or where prior written approval has been obtained from the CITY hereunder, the insurance maintained by the CONTRACTOR shall apply on a first dollar basis without application of a deductible or self-insured retention. To the extent there is any deductible or self-insured retention applicable to any required insurance, the CONTRACTOR shall be solely responsible for paying such deductible or self-insured retention, including any amounts owed under such deductible or self-insured retention on behalf of the CITY, or its members, officials, officers and employees.

Compliance with these insurance requirements shall not limit the liability of the CONTRACTOR or any subcontractor. Any remedy provided to the CITY by the insurance provided by the CONTRACTOR shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of the CONTRACTOR) available to the CITY under this Agreement or otherwise.

Neither approval nor failure to disapprove insurance furnished by the CONTRACTOR shall relieve the CONTRACTOR from the responsibility to provide insurance as required by this Agreement.

The CONTRACTOR shall deliver to the CITY the required certificate(s) of insurance and endorsement(s) before the CITY signs this Agreement.

The CONTRACTOR's failure to obtain, pay for, or maintain any required insurance shall constitutes a material breach upon which the CITY may immediately terminate or suspend this Agreement. In the event of any termination or suspension, the CITY may use the services of another contractor without the CITY incurring any liability to the CONTRACTOR.

At its sole discretion in the event CONTRACTOR fails to maintain any required insurance, the CITY may obtain insurance required hereunder, and the CITY may pay all or part of the premiums. Upon demand, the CONTRACTOR shall repay the CITY all monies paid to obtain the insurance. The CITY may offset the cost of the premium against any monies due the CONTRACTOR from the CITY.

The CONTRACTOR shall furnish to the CITY Certificates of Insurance allowing thirty (30) days' notice for any change, cancellation, or non-renewal. Such Certificates shall contain the following wording:

(ACCORD) "SHOULD ANY OF THE ABOVE-DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL THIRTY (30) DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED HEREIN."

If the insurance policies expire during the terms of the Agreement, a renewal certificate or binder shall be filed with the CITY fifteen (15) days prior to the renewal date.

Certificates of Insurance must be completed as follows:

Certificate Holder

City of Fort Pierce
Attn: Purchasing Division
P.O. Box 1480
Fort Pierce FL 34954-1480

Additional Insured

City of Fort Pierce and its members, officials, officers and employees.

11. Independent Contractor.

The CONTRACTOR is and shall at all times be deemed to be an independent contractor for all purposes under this Agreement and shall not be deemed to be a representative, agent, or employee of the CITY in the performance of the Services.

12. Sovereign Immunity.

Nothing contained in this Agreement shall be deemed or otherwise interpreted as waiving the CITY's sovereign immunity protections existing under the laws of the State of Florida or as increasing the limits of liability as set forth in Section 768.28, Florida Statutes.

13. Written Authorization Required.

The CONTRACTOR shall not make changes in the job scope or perform any additional work or provide any additional material, under this Agreement without first obtaining written authorization from the CITY for such additional work or materials. Additional labor or materials provided without written authorization shall be done at the CONTRACTOR's risk and without payment.

14. Waiver of Jury Trial.

BOTH THE CITY AND THE CONTRACTOR HEREBY KNOWINGLY AND INTENTIONALLY WAIVE THEIR RIGHT TO A TRIAL BY JURY AND ANY ISSUE ARISING OUT OF OR RELATING IN ANY WAY TO THIS AGREEMENT SHALL BE RESOLVED BY NON-JURY TRIAL.

15. Notice.

All notices, requests, consents, and other communications required or permitted under this Agreement shall be in writing and shall be (as elected by the person giving such notice) hand delivered by messenger or courier service, telecommunicated, or mailed by registered or certified mail (postage prepaid) return receipt requested, addressed to:

As to CITY:
Paul Thomas, CBO,CFM
Director of Building
100 North U.S. Hwy 1
Fort Pierce, FL 34950

With a Copies To:
Gelencia Carter
Purchasing Manager
100 North U.S. Hwy 1
Fort Pierce, FL 34950

Phone: 772-467-3195

Phone: 772-467-3102

City Attorney
100 North U.S. Hwy 1
Fort Pierce, FL 34950

As to CONTRACTOR:
Brian Proctor
Vice President,
SE Operations
759 S Federal Hwy.
#314
Stuart, FL 34994
Phone: 772-341-0432

16. Miscellaneous.

16.1 Assignment. Neither party may assign this Agreement, in whole or in part, without the prior written consent of the other party.

16.2 Representations and Warranties by Contractor. If the CONTRACTOR is a corporation or a limited liability company, the CONTRACTOR warrants, represents, covenants, and agrees that it is duly organized, validly existing and in good standing under the laws of the state of its incorporation or organization and is duly authorized and in good standing to conduct business in the State of Florida, that it has all necessary power and has received all necessary approvals to execute and deliver this Agreement, and the individual executing this Agreement on behalf of the CONTRACTOR has been duly authorized to act for and bind the CONTRACTOR.

16.3 Taxes. The CITY is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The CONTRACTOR shall not be exempt from paying sales tax to its suppliers for materials to fulfill contractual obligations with the CITY Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the CITY.

16.4 Entire Agreement; Modifications. This Agreement supersedes all prior agreements, written or oral, between the CONTRACTOR and the CITY and will constitute the entire Agreement and understanding between the parties with respect to the subject matter hereof. This Agreement and each of its provisions will be binding upon the parties and may not be waived, modified, amended or altered except by a writing signed by authorized representatives of the CITY and the CONTRACTOR.

16.5 Force Majeure. Neither party hereto will be liable or responsible to the other for any loss or damage or for any delays or failure to perform due to causes beyond its reasonable control including, but not limited to, acts of God, strikes, epidemics, war, riots, civil unrest, flood, fire, tsunami, volcano, sabotage, air space closure, ground stop(s), a U.S. Department of State Travel Warning or any other circumstances of like character ("force majeure occurrence").

16.6 Venue; Governing Law. St. Lucie County, Florida, will be the proper place of venue for suit on or in respect of this Agreement. This Agreement and all of the rights and obligations of the parties hereto and all of the terms and conditions hereof will be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Florida.

16.7 Dispute Resolution. Any disputes relating to interpretation of the terms of this Agreement or a question of fact or arising under this Agreement shall be resolved through good faith efforts upon the part of the CONTRACTOR and the CITY. Unless otherwise directed by the CITY, the CONTRACTOR shall carry on the work and maintain its progress schedule in accordance with the requirements of the Contract and the determination of the CITY or its representatives, pending resolution of the dispute. Any dispute which is not resolved by mutual agreement shall be decided by the City Manager who shall reduce the decision to writing. The decision of the CITY shall be final and conclusive unless determined by a court of competent jurisdiction to be fraudulent, capricious, arbitrary, so grossly erroneous as to necessarily imply bad faith, or not be supported by substantial evidence.

16.8 Waivers. No delay or omission in exercising any right accruing upon a default in performance of this Agreement will impair any right or be construed to be a waiver of any right. A waiver of any default under this Agreement will not be construed to be a waiver of any subsequent default under this Agreement.

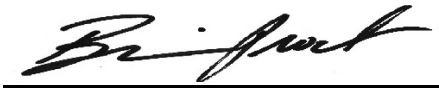
16.9 Conflict of Interest. The CONTRACTOR represents that it presently has no interest and shall acquire no interest, either direct or indirect which would conflict in any manner with the performance of services required hereunder, as provided for in Section 112.311, Florida Statutes. The CONTRACTOR further represents that no person having any interest shall be employed for said performance.

16.10 Non- Discrimination. The CONTRACTOR covenants and agrees that the CONTRACTOR shall not discriminate against any employee or applicant for employment to be employed in the performance of the Agreement with respect to hiring, tenure, terms, conditions or privileges of employment, or any matter directly or indirectly related to employment because of age, sex or physical handicaps (except where based on a bonafide occupational qualification); or because of marital status, race, color, religion, national origin or ancestry.

16.11 E-Verify. All requirements of Section 448.095, Florida Statutes, shall be complied with by the CONTRACTOR. In accordance with, Section 448.095, Florida Statutes, the CONTRACTOR shall register with and utilize the E-Verify System operated by the United States Department of Homeland Security to verify the employment eligibility of all new employees hired during the term of the Agreement and shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise utilize the E-Verify System to verify the employment eligibility of all new employees hired by the subcontractor during the term of this Agreement. If the CONTRACTOR enters into a contract with a subcontractor performing work or providing services on its behalf, the CONTRACTOR shall also require the subcontractor to provide an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Information on registration for and use of

the E-Verify System can be obtained via the internet at the Department of Homeland Security Web site: http://www.dhs.gov/E-Verify. The CONTRACTOR shall, upon request, provide evidence of compliance with this provision to the CITY. A contract terminated pursuant to Section 448.095 is not a breach of contract and may not be considered as such. If the CITY terminates this contract with the CONTRACTOR, the CONTRACTOR may not be awarded a public contract for at least 1 year after the date on which the contract was terminated. The CONTRACTOR is liable for any additional costs incurred by the CITY as a result of the termination of this contract under Section 448.095, Florida Statutes.

CONTRACTOR:
TETRA TECH, INC.

By: 

Name: Brian Proctor

Title: VP, SE Operations Manager

Date: 09/26/2025

CITY OF FORT PIERCE

By: _____
Linda Hudson, Mayor

_____
Date

Approved as to form and correctness:

By: _____
Sara Hedges, City Attorney

Attached: **Exhibit "A" – Statement of Work**
Exhibit "B" – Contractor's Proposal
Exhibit "C" – Affidavit Regarding the use Coercion for Labor or Services

EXHIBIT "A"
STATEMENT OF WORK

1. The CONTRACTOR will assist in maximizing points in the CITY's current activities and implementing new activities in order to obtain a class 5 rating or better during the 2026 cycle visit.

2. The CONTRACTOR will assist in gathering, organizing and providing required documentation to ISO/CRS Specialist on an annual basis, to include:

   a) The CONTRACTOR will review documentation from the CITY's previous CRS cycle verification, identify the CRS activities that are currently credited, and identify the documentation requirements to maintain the current credit if applicable in the 2017 CRS Coordinator's Manual and the 2021 Addendum to the 2017 CRS Manual. The CONTRACTOR will identify potential new credit along with the documentation requirements for additional credit under the 2017 CRS Coordinator's Manual and the 2021 Addendum to the 2017 CRS Manual.

   b) The CONTRACTOR will conduct in-person meetings with the CITY staff to review the current CRS program and to discuss the additional documentation requirements for the CITY's CRS cycle verification visit.

   c) The CONTRACTOR will provide a report of preliminary findings to the Floodplain Administrator. This report shall include the documentation requirements for the CRS activities discussed during the interview process along with suggestions for activities that the CITY may want to implement for additional CRS credit.

   d) The CONTRACTOR will assist in preparing ordinances, manuals, and procedures in order to implement or maximize CRS credits.

   e) The CONTRACTOR will prepare documentation for the Cycle Verification**.** At a time agreed upon by both parties and prior to the 2026 CRS Verification visit, the CITY will submit, for review, the documentation outlined in the written CRS Review Report. The documentation will be processed and prepared for submission to ISO. The CONTRACTOR is expected to coordinate with CITY staff to obtain the documentation in the format that is required by the CRS program. All the collected documentation will be merged to a PDF format that is organized to assure maximum CRS credit by the ISO/CRS Specialist. The completed CRS cycle verification document will be submitted on or before the CRS cycle verification visit date.

   f) The CONTRACTOR will attend the CRS cycle verification visit and any required follow up visits.

   g) If the ISO/CRS Specialist request additional documentation or a modification to the submitted documentation, the CONTRACTOR assist the CITY staff with the follow-up requests until all requests are satisfied.

EXHIBIT "B"
CONTRACTOR'S PROPOSAL

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**REQUEST FOR QUALIFICATIONS** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Madison White, 772-467- 3102	RFQ No: 2025-009
Pre-Qualification Conference Time & Date: N/A	RFQ Title: COMMUNITY RATING SYSTEM (CRS) AND CLIMATE RESILIENCE PROFESSIONAL SUPPORT SERVICES (REBID)
Pre-Qualification Conference Location: N/A	RFQ Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
RFQ Due Date & Time: 3:00 PM, MONDAY, FEBRUARY 3, 2025	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this division as soon as possible.
Proposer Name: TESTRA TECH, INC. Mailing Address: 759 S. FEDERAL HWY #314 STUART, FL 34994	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the proposer.* X Brian Proctor Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name: Brian Proctor
Type of Entity (Select one): Corporation X Partnership Proprietorship	Title: VICE PRESIDENT, SOUTHEAST OPERATIONS
Incorporated in the State of: DELAWARE Year:	Delivery in _____ days, ARO
Phone Number: 772 341 0432	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number: 95-4148514
E-Mail Address: BRIAN.PROCTOR@TESTRATECH.com	Local Business: ___Y X N MWBE: ___Y X N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

Community Rating System (CRS) and Climate Resilience Professional Support Services (REBID)



RFP No. 2025-009
February 3, 2025

TETRA TECH

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Tab 1. Executive Summary

Tetra Tech, Inc. (Tetra Tech) is a national leader in technical support to help communities join FEMA's CRS program, maintain, and/or increase their ranking to maximize their potential. Tetra Tech's depth of understanding of the Disaster Mitigation Act of 2000, NFIP, CRS program, and local floodplain management allows us to develop and conduct a planning process that supports these programs, promotes participation, and increases the benefits to local program administrators and policyholders. Tetra Tech has worked with counties and communities across the country to help them succeed in the CRS program, including developing local floodplain management plans, hazard mitigation plans, and repetitive loss area analysis that meet CRS credit criteria.

Our team has extensive experience in the field of floodplain management; we helped four of the five highest-rated CRS jurisdictions in the nation to achieve their remarkable status. Tetra Tech has helped over 40 CRS communities enhance their ratings, with notable achievements like Roseville, CA achieving Class 1 and King County, WA as Class 2, and Pierce County, WA as Class 3. We've also prepared 300 FEMA-compliant local HMPs with an average CRS Activity 510 score of 318 points, compared to the nationwide average of 171 points.

For this contract Tetra Tech has teamed with two small businesses, **Lori Lehr** and **Erin L. Deady, P.A**. Tetra Tech has successfully teamed with these firms on other CRS and Resilience related contracts. Lori Lehr is a Certified Floodplain Manager with expertise in the NFIP CRS Program and has teamed with Erin Deady on eight Watershed Master Plans in accordance with Floodplain Manager Coordinator's Manual criteria in Section 452.b. Lori Lehr has helped 22 communities in Florida supplementing Tetra Tech's national experience with local experience within the State of Florida including St. Lucie County. Erin Deady is a known policy expert on resiliency, codes and policy implementation for CRS projects and Vulnerability Assessment. The combined experience of this team is unparalleled statewide. ***It should be noted that the Florida Division of Emergency Management (FDEM) has recently extended the grant deadline for its Watershed Planning Program to fund up to 75% of the cost for Stormwater Master Plans and CRS-based Watershed Management Plans to February 28, 2025. As such, the City has an immediate opportunity to fund these resiliency and hazard planning initiatives by submitting a grant application for this program.***

Critical to note, the Tetra Tech team is currently contracted with St. Lucie County on two projects that outline our knowledge of the water management issues as well as projected future climate change impacts. Tetra Tech is currently developing the future conditions ICPR hydraulic model for the County's **Stormwater Master Plan** which will include future sea level rise conditions. Additionally, the Tetra Tech team (including Erin Deady) has been leading the St. Lucie County-wide **Resilient Florida Vulnerability Assessment and Regional Resilience** which includes the evaluation of the City of Fort Pierce's critical assets and it's vulnerability to current and future flooding scenarios. This local experience with already-existing GIS and H&H modeling will be leveraged to support both CRS and Resilience Planning efforts for the City of Fort Pierce.

During the last few years, we have gained extensive experience in holding virtual public meetings due to COVID-19 restrictions using various platforms such as Microsoft Teams, Zoom, and GoTo Meeting. Involving the general public as well as the appropriate agencies, governments, and other stakeholder groups is also a cornerstone of the approach to successful public outreach efforts and most importantly, identifying improvements that are accepted by the community intended to be served.

The Tetra Tech Team utilized information we collect from stakeholders and public outreach meetings to help develop Resilience and Adaptation Plans for several clients including the City of Hollywood, the City of Key West, St Lucie County and Palm Beach County. Our plans first identify adaptation strategies for infrastructure, critical assets, natural areas, economics, and policy recommendations for the local government's Comprehensive Plan and Code. Each community prioritizes their adaptation strategies and plans are outlined with a timeframe or schedule and cost for implementation. Tetra Tech also has provided conceptual plans for the prioritized projects to support grant funding applications with the intent that the projects identified in the plan will be implemented in the timeframe necessary to create a more resilient community.

The Tetra Tech team has the experience to support the City of Fort Pierce to maintain the current CRS Class 6 rating and assist in advancing to Class 5 in addition to developing and implementing a successful resilience program. We believe that this local team with extensive St. Lucie County and Ft. Pierce-specific experience to assist in CRS programs and resilience as well as our proven track record on previous and current projects will provide you with the quality products you need and a more resilient future for your community.

For this contract, Tetra Tech has included two Small Business subconsultants: **Lori Lehr, Inc. and Erin Deady, PA.** Tetra Tech has successfully teamed with these firms on other CRS and Resilience related contracts. Lori Lehr is a Certified Floodplain Manager with expertise in the NFIP CRS Program and has teamed with Erin Deady on several Watershed Master Plans in accordance with the sea level rise criteria in Section 452.b. Additional information about them can be found in **Tab 3. Key Personnel.**

Why Partner with Tetra Tech?

- Trusted by more than **500 communities around the country** as a disaster preparedness, response, recovery, or mitigation consultant
- More than **115 Florida counties and municipalities** served in such areas as public assistance, disaster and debris recovery, mitigation planning, and more
- **Resilient Florida** planning experience with clients such as **St. Lucie County, Indian River County, Palm Beach County, the City of Hollywood,** and the **City of Key West**
- Trusted partner with the **City of Fort Pierce.**
- Extensive CDBG action plan development experience including program implementation and grant development
- Leverage innovative tools and technology to measure resilience success across planning mechanisms

Experience with CRS Programs

Tetra Tech is a national leader in technical support to help communities join FEMA's CRS program, maintain, and/or increase their ranking to maximize their potential. Tetra Tech's depth of understanding of the Disaster Mitigation Act of 2000, NFIP, CRS program, and local floodplain management allows us to develop and conduct a planning process that supports these programs, promotes participation, and increases the benefits to local program administrators and policyholders. Tetra Tech has worked with counties and communities across the country to help them succeed in the CRS program, including developing local floodplain management plans, hazard mitigation plans, and repetitive loss area analysis that meet CRS credit criteria.

Tetra Tech has an extensive understanding of the CRS credit criteria requirements between CRS Activity 510-Floodplain Management Plan, Repetitive Loss Area Analysis, and Substantial Damage Management Plan elements.

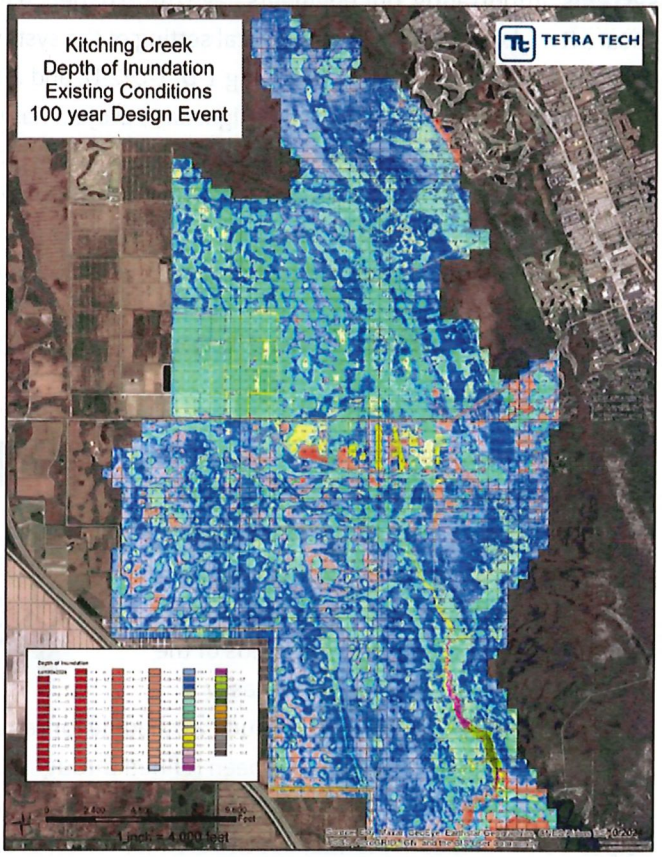
Our team has extensive experience in the field of floodplain management; we helped four of the five highest-rated CRS jurisdictions in the nation to achieve their remarkable status. Tetra Tech has helped over 40 CRS communities enhance their ratings, with notable achievements like Roseville, CA achieving Class 1 and King County, WA as Class 2, and Pierce County, WA as Class 3. We've also prepared 300 FEMA-compliant local HMPs with an average CRS Activity 510 score of 318 points, compared to the nationwide average of 171 points.

Maximizing the CRS credit potential for those jurisdictions participating or considering participation in the CRS program is an added value of the Tetra Tech technical approach. Our standard approach evolved from the CRS ten-step planning process. Tetra Tech is a national leader in providing technical support to communities wishing to maximize their CRS potential resulting in a reduction, by the maximum percentage possible, in their residential and commercial NFIP flood insurance premium rates. Exhibit 2 illustrates how plans developed by Tetra Tech have scored under the CRS program.

GIS and Modeling Experience

Our GIS experts keep current with the ever-expanding set of tools available for geospatial data management and visualization, which allow them to develop and customize data products for local needs. Many of these products involve integrating diverse data, developing indicators, and customizing GIS tools for access, analysis, and display of complex information. Along with GIS technical expertise, our team brings a deep understanding of the science behind the data, grounded in years of experience in freshwater, estuarine, and coastal ecology; water quality; and watershed management. Translating technical information to the public or targeted audiences is a particular forte of our communications experts, who work regularly with our scientific and GIS staff to develop products that convey clear, understandable, and effective messages. Our modelers have experience with a variety of coastal dynamics modeling tools including FEMA-HAZUS, ADCIRC, CMS-Flow, CMS-Wave, and STWAVE. We also have experience with sea level rise data and scenarios developed by the U.S. Army Corps of Engineers (USACE) and the National Oceanographic and Atmospheric Administration (NOAA), which are used in the Sea Level Scenario Sketch Planning Tool. Tetra Tech is extremely familiar with the Resilient Florida program requirements, including experience performing the GIS analysis, identifying the critical asset inventory, conducting sensitivity and exposure analysis, and mapping focus areas.

Tetra Tech has over two decades of experience studying flooding problems and solutions for the USACE, National Resource Conservation Service (NRCS), state agencies, and local agencies. Our expertise and knowledge in evaluating hydrologic systems is applied on specific water resource project types, including: water resource and flood damage assessment; stormwater infrastructure and drainage assessment and design; flood control design (including dams, channels, levees, detention basins and bank protection); hydraulic structure designs; erosion/sedimentation studies; stream restoration and wetland design projects; dam and levee safety evaluations; reservoir operation/optimization studies; flood control and floodplain management studies and mapping; development of flood warning systems; dam break flood studies and contingency planning; and surface and groundwater supply analysis.



Tetra Tech's proprietary S2DMM Model is certified by the FEMA NFIP program for use in flood hazard mapping and accepted by the South Florida Water Management District for hydrologic/hydrodynamic model applications for long term simulations (multiple years) of hydro-periods and hydro-patterns. Its ability to simultaneously model surface water and groundwater flow makes it ideally suited for conditions in Florida for the

recover from and become more resilient to natural disasters. Tetra Tech has led or been engaged with 4 of the 10 projects from Rebuild by Design, a U.S. Department of Housing and Urban Development's (HUD) program to rebuild the Sandy-impacted area and rebuild with science-driven approaches to long-term resilience. Similarly, our team members have led multiple efforts from HUD's National Disaster Resilience Competition. We have worked with multiple cities on their resilience strategies through the 100 Resilient Cities program. Our leadership, expertise, and innovation has received national recognition. **Tetra Tech was awarded the Federal Emergency Management Agency's (FEMA) first-ever national Excellence in Mitigation Innovation Award for our Greater Muncy Area Resilience Plan.**

Project Highlight: Tetra Tech owns a proprietary S2DMM Model is certified by the FEMA NFIP program for use in flood hazard mapping and accepted by the South Florida Water Management District for hydrologic/hydrodynamic model applications for long term simulations (multiple years) of hydro-periods and hydro-patterns. Its abaility to simultaneiously model surface water and groundatwer flow makes it ideally suited for conditions in Florida for the assessment of short term flood flooding events as well as long term impacts to groundwater such as those asocciated with sea level rise. The model has been used extensively throughout Florida to evaluate both flood hazards and hydrologic restoration projects including the Cypress Creek and Kitching Creek Flowways in Martin County.

Tetra Tech has been on the cutting edge of climate-focused initiatives—investigating climate change effects and responses, conducting vulnerability assessments, and completing adaptation planning for aquatic ecosystems and water resource infrastructure. For nearly three decades, we have worked collaboratively with local and state governments to design resilience programs and develop actionable measures to achieve long-term resilience. Tetra Tech uses a holistic planning approach that considers socioeconomic concerns, integrates nature-based solutions, and builds capacity and capability for programmatic success.

We recognize that public engagement increases the visibility of a planning effort and is key to the successful implementation of any plan, and we have successfully implemented workshop-style meetings coupled with tools and technology to gather valuable input and achieve buy-in.

Climate Change Impact Analysis

Tetra Tech is one of the foremost firms in the nation in the fields of natural hazard risk assessment and community climate resilience planning. Our recovery and resiliency services incorporate a combination of advanced scientific modeling, community and economic analysis, feasibility assessments, and robust public outreach strategies to identify the most effective projects that will reduce a community's vulnerability to future disasters. Through in-depth risk analysis, community assessments, hydraulic analysis, and project design, Tetra Tech works to develop practical and cost-conscious strategies that provide a comprehensive roadmap for communities to rebuild in the wake of disasters and better prepare for future hazards by making them more resilient.

We have conducted more than 250 projects (state, county, and local municipality levels) as the premier consultant to support the adaptation planning process regarding addressing climate hazards, including coastal and riparian flooding, sea level rise, drought, wildfire, and water management.

Resilient Florida Experience

The Tetra Tech team offers a full suite of services and subject-matter experts across our various team members to prepare vulnerability assessments, mitigate hazard risk, adapt to the changing climate, and build community resilience in Florida. We offer more than the typical technical team by including partners well-experienced in vulnerability, adaptation, and resiliency planning including policy, legal, communications, and outreach. We work collaboratively with local governments to design resilience programs and develop and implement resilience to achieve long-term resilience.

Our expertise spans the continuum of resiliency— helping communities prepare for, withstand, respond, and adapt to climate change through tangible implementation. While the Tetra Tech team is uniquely experienced and has a highly qualified team to support this work, we are first and foremost committed to listening to the input of stakeholders, bringing forth local knowledge and expertise from within the community, applying what we learn in planning, and providing focused technical support as needed.

In the Florida, climate resilience planning has become a more statewide focus with the development of programmatic guidance as well as significant funding streams. The policy making arm of this movement began in 2010 when local governments were required to address the reduction of greenhouse gas emissions in four separate elements of their comprehensive plans. In 2011, adaptation action areas became a permissible designation within local governments' comprehensive plans and, starting in 2015, local governments were required to address the "perils of flood" in the coastal element of the comprehensive plan. The Florida Department of Environmental Protection (DEP) began funding smaller planning grants to communities to launch vulnerability planning efforts through "Resilience Planning Grants." However, the funding in those early years grew exponentially with the passage of Section 380.093, Florida Statutes (F.S.), in 2021 (known as "Always Ready" or the "Resilient Florida" program). With larger resources, DEP is now able to provide more meaningful funding to further climate resilience planning efforts.

The Tetra Tech team has completed several Resilient Florida planning grant vulnerability assessments and adaptation plans that have been accepted by the State. Additional details have been provided in Tab 4.

Community Outreach and Engagement Experience

Our approach involves collaborating with the community to understand their needs to build a strong foundation for successful plan implementation. This centers on organizing an inclusive process to develop people-driven solutions that are authentic and place-based.

Tetra Tech designs facilitation processes that bring together stakeholders with diverse perspectives, generate understanding, and result in consensus on recommended choices. Our approach involves deliberate, continuous, and effective communication and outreach with key stakeholders throughout every phase of our projects; an understanding of stakeholder commitments and the demands placed on their time; and an understanding of the realities and technical issues required for effective emergency response. We believe that successful plans, especially those for urban areas, are often defined by the integration of engagement and outreach efforts during the planning process.

Our team includes engagement specialists and planners who understand the challenges of engaging and communicating with target audiences, often with specific cultural, socioeconomic, religious, or language nuances. Our team develops content that is accessible by the disability, access, and functional needs

Tab 3. Key Personnel

Our project management team, consisting of Georgia Vince, Project Manager, and Jaleesa Tate, CFM as Deputy Project Manager. The project management team will coordinate with the City, oversee the project and task administration, and ensure that the project meets deadlines, budgets, and goals. Ms. Vince will be the main point of contact for the City and will work with the technical leads to assign personnel and resources, oversee all work activities, and provide QA/QC of project deliverables in accordance with the project schedule and deliverable deadlines. The Team's organization is shown in Exhibit 4.

Key Staff Highlights are below:

TETRA TECH

Georgia Vince
Project Manager
Years' Experience: 23
Years w/Tetra Tech: 13
Education: BS, Oceanography

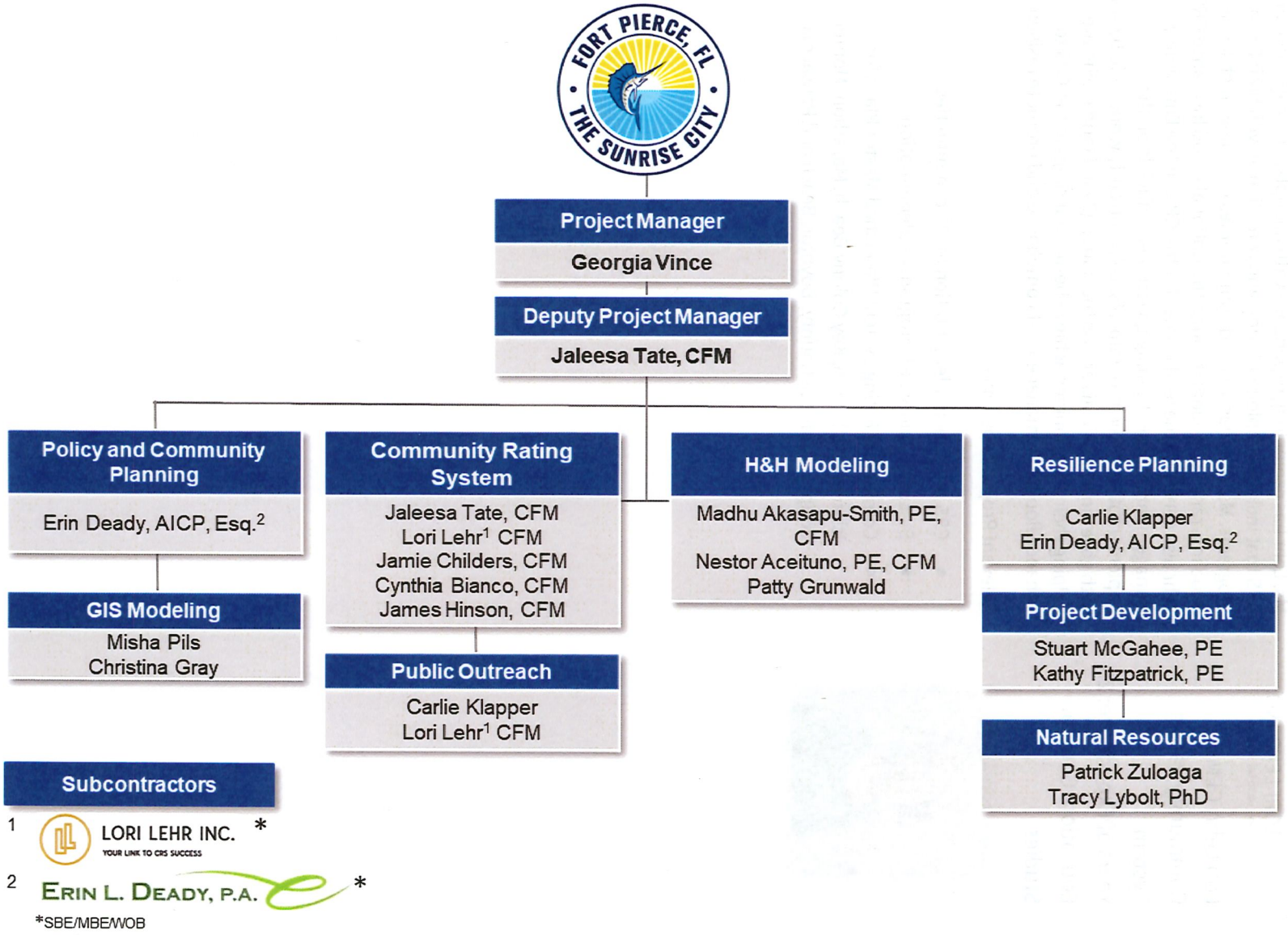


Ms. Vince has 23 years of experience with environmental programs and 12 years with project management. Ms. Vince has managed projects of all sizes with budgets of over $2 million. She recently was project manager for the St. Lucie County VA completed in 2021 and is currently the project manager for the Updated VA and Regional Resilience Plan. Her background in water resources, regulatory and permitting programs for state, federal, and local levels of government has provided her with a detailed understating of Florida's regional water systems and regulatory framework. Ms. Vince has extensive experience in public speaking and coordinating with stakeholders on sensitive environmental issues. She is well known for her abilities to meet project schedules and stay within budget with a high level of client satisfaction.

Relevant Project Experience

- St. Lucie County VA, FL
- Palm Beach County Vulnerability Assessment and Resilience Action Plan, FL
- City of Hollywood Vulnerability Assessment Update, FL

Exhibit 4. Team's Organization Chart



Subcontracting Partner – Lori Lehr, CFM

LORI LEHR INC.
YOUR LINK TO CRS SUCCESS

Lori Lehr achieved her certification as a Certified Floodplain Manager (CFM) by the Association of State Floodplain Managers, Inc. in 2000 and has been involved in the floodplain management industry since that time. She started in the City of St. Petersburg serving as the floodplain administrator, building permit construction reviewer, and acting as a liaison between the city and FEMA. She has over 8 years of specific experience as a Community Rating System (CRS) Specialist working with Insurance Services Office (ISO). She is well-versed in all iterations of the CRS Manual and in implementation of the manuals under the most current CRS guidelines. While working with ISO, she submitted over 120 CRS verification files to FEMA, many of which resulted in a CRS class improvement for those communities. She also recertified over 80 communities in the CRS program on an annual basis. She has extensive knowledge and experience with CRS audits and verification processes that can assist communities in reaching their CRS goals. She is currently participating on teams to conduct 8 CRS Watershed Management Plans.

In 2015, Lori Lehr started **Lori Lehr Inc.,** and as a consultant, she assisted numerous communities in Florida to make applications to the CRS program as well as to achieve CRS class improvements and maintain their CRS programs annually. In addition to having over 20 years of experience in nearly all iterations of the CRS program, she is well-versed in assisting communities to achieve and maintain compliance with the National Flood Insurance Program.

Subcontracting Partner – Erin Deady, PA

ERIN L. DEADY, P.A.

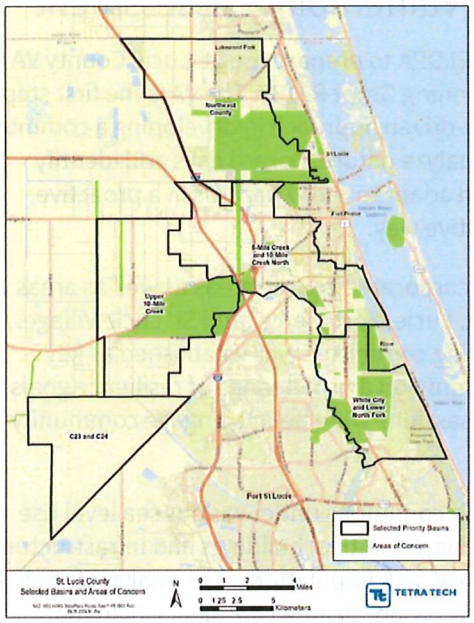
We have teamed with **Erin L. Deady, PA,** (ELDPA), a Delray Beach-based firm that has completed numerous planning, code, Vulnerability Assessments, and resilience projects throughout all parts of Florida and has provided input and guidance to the Florida Department of Environmental Protection (DEP) for Resilient Florida Program development. ELDPA continues to coordinate directly with agency staff on rule interpretation on several key aspects of the program. ELDPA teamed with Tetra Tech on the first St. Lucie County VA completed in 2021 and has written numerous successful grant applications for the County under the Resilient Florida Program and wrote a successful $15 million application for the Fort Pierce Utilities Authority. Ms. Deady is also a team member on the St. Lucie County Stormwater Master Plan being led by Tetra Tech. She is also teamed with Tetra Tech on the Palm Beach County VA and City of Hollywood VA and has developed the policy implementation approach for numerous clients throughout Florida. She led Monroe County's resiliency efforts for over 12 years and has led the team conducting the vulnerability work in Martin County. She is currently leading six CRS Watershed Management Plans and participating on teams to conduct two more.

	Name / Title	Licenses and Certifications	Qualifications	Experience in Area(s) of Service	Awards and Organizational Membership
3	**Erin Deady[2]** Policy and Community Planning	American Institute of Certified Planners (AICP), Esq. (Florida Bar #367310)	Erin Deady has significant management experience on numerous complex projects involving climate legal, policy and planning elements including vulnerability analyses and integration of adaptation responses into Comprehensive Plans. She has worked on numerous sustainability, climate and energy planning efforts around the state for large and small local governments. She has published numerous articles and resources related to the planning and legal issues surrounding resiliency and adaptation planning strategies. A cornerstone of this experience includes the development and implementation of public engagement and outreach strategies to support local government policy and decision-making processes.	• **City of West Palm Beach VA** • **St. Lucie County VA and Regional Resilience Plan, FL** • **Indian River County VA, FL** • **Palm Beach County VA and Resilience Action Plan, FL** • **City of Hollywood VA Update, FL** • **City of Key West VA and Climate Adaptation Plan, FL** • **Watershed Master Plans for Islamorada, Layton, Key Colony Beach, Marathon, Monroe County, Boynton Beach and Pensacola**	Florida Chapter of the American Planning Association Member of the Environmental and Land Use Law Section, 2002-Present
4	**Lori Lehr[1]. CFM** Community Rating System	Certified Floodplain Manager (CFM)	Lori Lehr has career long experience with floodplain management and Community Rating System that includes implementation and compliance with both FEMA programs. Lori has assisted communities to achieve high levels of flood insurance discounts through the National Flood Insurance Community Rating System. She also served as the lead trainer for the Community Rating System, at the Emergency Management Institute training government officials on the implementation of the program. Lori currently works side by side with government officials across the nation help their communities achieve better standings in the Community Rating System to enhance floodplain management compliance and promote resilience.	• **Community Rating System Implementation and Compliance** • **National Flood Insurance Program Compliance** • **Florida Building Code**	Certified Floodplain Manager, Association of State Floodplain Managers

	Name / Title	Licenses and Certifications	Qualifications	Experience in Area(s) of Service	Awards and Organizational Membership
7	**Misha Pils** GIS Modeling	N/A	Misha Plis is an Environmental Scientist with 20 years of experience specializing in geographic information systems (GIS) related programs such as ESRI ArcGIS Desktop Suite and SDE, ESRI Model Builder/Python ArcGIS, ESRI ArcGIS Online, ESRI ArcGIS Pro, ESRI Collector, JambWOW, ESRI ArcView 3.3, MapWindow, Google Earth, SAGA and database management programs such as MS Access, Excel and the Water Resources Database (WRDB), Trimble Feature Definition Manager, with AutoCAD, Civil 3D, RSMeans Costworks, as well as familiarity, Bentley Water CAD, Water GEMS Suite, Innovyze Info Water and H20Map Suite. Mr. Plis also has experience with watershed hydrology and water quality modeling using the Loading Simulation Program in C++ (LSPC), and CHAMP modeling, and septic tank nutrient loading modeling with ArcNLET.	• **St. Lucie County VA and Regional Resilience Plan, FL** • **Stormwater Master Plan, St. Lucie County, FL** • **Lake Istokpoga Basin Modeling, Florida DEP, FL** • **Strategic Policy Plan on Florida's Oceans and Coasts, Florida Ocean Alliance, Statewide, FL**	
8	**Christina Gray** GIS Modeling	Certified Mapping Technologist (CMT) (LT076), GIS Graduate Certificate, Geologist in Training, Oregon (T2575)	Christina Gray has 6 years of experience acquiring, processing, and creating topobathymetric LiDAR deliverables for projects that cover a variety of environments. These projects include hazard mapping, natural disaster relief, defense, and environmental surveying. She has experience with all parts of topobathymetric LiDAR process, from ground control survey, sensor operation, quality checks, creating and running automated cleaning algorithms, managing and training editing staff, creating final deliverables, and edits for client feedback. Additionally, Christina has lead work for vulnerability assessments for St. Lucie and Indian River counties, compiling county provided and publicly available asset lists and comparing the assets to multiple sea level rise scenarios, rainfall depth grids and storm surge to help guide future mitigation plans.	• **St. Lucie County VA and Regional Resilience Plan, FL** • **Indian River County VA, FL** • **Shoreline Mapping for the Coastal Mapping Project, National Ocean and Atmospheric Administration National Geodetic Survey**	N/A

[1] *SBE/MBE/WOB Subconsultant Firm Lori Lehr, Inc.*

[2] *SBE/MBE/WOB Subconsultant Firm Erin L. Deady, PA*



Customer Name: St. Lucie County

Project Address: Throughout St. Lucie County, FL

Initial Cost: $2,295,740

Final Cost: $2,295,740

Completion Time: 2022 – Ongoing (completion by September 2025)

Change Orders: 0 to date

Customer Contact:
Dan Zrallack, PE
County Engineer
772.462.1667
zrallackd@stlucieco.org

St. Lucie County Stormwater Master Plan

Tetra Tech was selected by St. Lucie County to prepare a Countywide Stormwater Master Plan (SWMP). The current SWMP is more than 30 years old and conditions have changed during that time due to extensive development and construction of regional water management facilities. Tetra Tech worked with the county to gather existing data about the stormwater management system and areas of concern. Tetra Tech organized the data provided, cleaned up GIS layers, digitized data, and collected additional data through survey to create a geodatabase for the SWMP. In addition, interviews with key stakeholders, including the City of Port St. Lucie, were held to gather data and local information about current and future stormwater management and water quality concerns.

Tetra Tech used the data collected to delineate the county into smaller basins to focus on areas where stormwater management and/or treatment projects are needed. Tetra Tech and the county selected five priority basins and Tetra Tech developed Interconnected Channel and Pond Routing version 4 (ICPR4) (now StormWise) models to represent the existing stormwater infrastructure and evaluate the current level of service. Tetra Tech is now running the models for future scenarios to determine potential flooding and/or water quality issues associated with future changes within the county.

Tetra Tech will then identify cost-effective capital improvement projects to address flooding, water quality, and resiliency needs identified during the modeling. For each priority basin, project options will be identified and evaluated against a variety of factors to rank them and determine which projects should be included in the SWMP. For each selected project, a conceptual exhibit, preliminary engineer's opinion of probable construction cost, and benefit versus cost analysis will be provided. ELDPA, as part of the Tetra Tech team, will provide a review of St. Lucie County's Comprehensive Plan and Code of Ordinances to make recommendations that would support stormwater management and resiliency goals from the SWMP.

Throughout the process, the Tetra Tech team engaging the public and local stakeholders in the SWMP development. A series of public meetings will be held at three key points in the planning process (one series has been held to date). In addition, project information for the County's website and social media page, facts sheets, frequently asked questions, and an online survey were prepared to obtain input from the public.

Team Personnel Assigned	Stage of Completion	Status Relative to Schedule
Madhu Akasapu, Georgia Vince, Erin Deady, Misha Pils	50% complete	On-time

Exhibit 6. Example Florida Resilience Experience

Project	Description
Village of Key Biscayne Flood Mapping, FL	The Village of Key Biscayne, an island town in the Miami-Dade County, is susceptible to flooding from both Biscayne Bay and the Atlantic Ocean. To comply with new regulations, the village needed to update their Base Flood Elevations (BFEs) using the Miami-Dade County Flood Insurance Study (FIS) transect data. The previous BFEs were based on the Flood Insurance Rate Map (FIRM) data. Tetra Tech developed a Coastal Hazard Analysis Modeling Program (CHAMP v2.0) using the FIS transect data for three flood sources and the 100-year and 500-year flood magnitude events for a total of six scenarios. The results from the model were used to develop high-resolution inundation maps of the village for the six scenarios using LiDAR and Digital Elevation Model (DEM) data. The maps allowed homeowners and developers to quickly determine the expected inundation depth for properties throughout the village. The results were also used to delineate Coastal A zone from the Atlantic Ocean side.
Palm Beach County Vulnerability Assessment and Resilience Action Plan	Tetra Tech was contracted to support Palm Beach County with the Climate Risk Assessment and Action Plan funded by a combination of federal and state grant funds. The project scope is designed to address environmental hazards and climate risks exacerbated by climate change and sea level rise. Funded by the Florida Department of Commerce Community Development Block Grant Mitigation (CDBG-MIT) Program, on behalf of the U.S. Department of Housing and Urban Development (Climate Risk VA) and DEP through the Resilient Florida Grant program, this initiative will provide a comprehensive roadmap for Palm Beach County to enhance its resilience. The Resilient Florida VA will evaluate risks to the diverse community from flooding related to sea level rise, high tide flooding, storm surge, extreme rainfall events and combination flooding. The Climate Risk VA, funded under the federal portion of the grant, will evaluate other climate threats such as extreme heat, drought, wildfires and coastal erosion. The two VAs combined will form the basis for a comprehensive Resilience Action Plan to identify potential projects to be targeted for future funding. This action plan will include a projected schedule to help the community to be prepared for future climate change challenges as well as a comprehensive plan and code review for implementation of the Resilience Action Plan recommended strategies. Multiple open source tools were used to develop the analysis and the results including Hazus, ArcView GIS, HEC-RAS, and Sea Level Affecting Marsh Model (SLAMM).
Key West Climate Adaptation Plan	The purpose of this project is to complete a Resilient Florida Vulnerability Assessment in compliance with Section 380.093, F.S. and evaluate risks and hazards associated with sea level rise and climate change. This effort includes a complex assets and data collection effort with significant infrastructure on an island that is a significant distance from the mainland of Florida. The City is a dense urban development with numerous military installations. Moreover, the unique appeal of Key West's tropical climate and scenic surroundings has led to a steady influx of residents and visitors. This popularity exacerbates the potential impact of current and future climate-related events. The project includes a robust public outreach plan including public outreach meetings, project website, newsletter distribution and community engagement opportunities throughout the development of the VA. The VA efforts include inundation mapping and other flood modeling for exposure, sensitivity analysis of critical assets, as well as a significant comprehensive plan and code of ordinances review. Additionally, Tetra Tech is preparing an adaptation plan for the City that will include 7 chapters and a set of adaptation projects for those prioritized assets that are identified to be most at risk during the VA process. The VA for this project was completed in September 2024.

Project	Description
	3-year/72-hour, 100-year/24-hour, 25-year/24-hour, 10-year/24-hour, and 3-year/24-hour. The models were used to identify the extents of inundation at specific water surface elevations, provide water depth temporal variations at the sites for the required storm events, and identify vegetation habitats based on varying water surface elevations. The model results provided the expected water levels onsite after restoration, which were used to determine the associated vegetation communities that could be present. The data collected and the model results were summarized in the WRPOs for each site.

Exhibit 7. Sample Stakeholder and Community Engagement Experience

Project	Description
Palm Beach County, FL Resilient Florida Stakeholder and Community Engagement	Tetra Tech developed a series of hands-on workshops tailored for local government staff and community members to raise awareness of climate risks and adaptation strategies in Palm Bech County. The series was developed over the course of several hybrid (in-person/virtual) workshops. The series began by establishing a shared understanding of climate risks and adaptation planning within the context of Palm Beach County. Tetra Tech crafted the message of these workshops to fit the intended audience, ensuring that the messaging was relatable and relevant and included the appropriate level of technical details. The next set of workshops aimed to provide participants with a deeper understanding of the identified vulnerabilities and risks within Palm Beach County. These workshops are a demonstration of Tetra Tech's ability to effectively deliver risk communication and technical information in a manner that is digestible regardless of the participant's prior experience with the subject matter.
Harris County, TX Unified and Uniform Approach to Preparedness, Response, and Recovery	Tetra Tech and EnFocus Strategies worked with Harris County Office of Homeland Security and Emergency Management (HCOHSEM) to develop a program that focuses on integrating the efforts and resources of government, nonprofit, faith-based, and community organizations to meet the needs of historically underserved and vulnerable populations before and after a disaster occurs. Over the course of the project, the team conducted outreach to 17 cities and counties of similar size and demographics to the County, conducted 29 interviews with Harris County stakeholder partners, conducted a virtual Stakeholder Engagement Workshop attended by 57 participants representing 36 organizations and agencies that discussed topics including conducting community engagement programs and ensuring equitable access to resources following a disaster, and developed and presented a strategy for stakeholder engagement to partners at a second hybrid in-person and virtual workshop.
City of Houston, TX Emergency Management Stakeholder and Community Engagement	Tetra Tech and our partners at EnFocus Strategies developed a Stakeholder and Community Engagement Plan that provided a roadmap to expand and improve citywide resiliency by increasing collaboration with its stakeholders and partners to promote preparedness before, during, and after emergencies. Three community meetings were held and attended by more than 310 stakeholders and community members. The meetings focused on gathering knowledge and experiences of the DAFN community as it relates to major disasters; providing awareness and collecting feedback on key plans, including the Hurricane, Flood, and Severe Weather Plan; and collecting information to help increase community readiness and identify opportunities and tools to better prepare and equip Houstonians before a disaster occurs.
City of Concord, CA Language Access Analysis and Strategy	Concord, CA is a community of 125,410 people located northeast of San Francisco. Tetra Tech worked with the City to identify the languages and language families that are used by residents to help the City better craft messaging around disaster preparedness, response, recovery, mitigation and resilience. Throughout the process, 34 organizations provided quantitative and qualitative data on the communities they support and the languages they use to connect with them, 22 qualitative interviews were conducted, and 468 members of the community completed the outreach survey either online or during field outreach efforts. The project helped to identify 70 languages that were actively being used in the City and resulted in the development of a strategy for how best to connect with residents using high-, low-, and no-technology methods.

Tab 5. References

Exhibit 9. References to be Contacted by the City of Fort Pierce

St Lucie County Vulnerability Assessment and Regional Resilience Plan	Organization: St Lucie County Sandra Bogan, Resilience Navigator Phone number: 772-971-6218 Email address: Sandra.Bogan@stlucieco.gov
Boynton Beach CRS Plan, Reference for Lori Lehr	Organization: Boynton Beach Utilities, Administration Contact person: Juan Manzano, Division Director, Operations and Environment Phone number: 561-742-6480 Email address: Mansanoj@bbfl.us
Fort Pierce Shoaling Analysis	Organization: City of Fort Pierce John "Jack" Andrews, Deputy City Manager Phone number: 772-467-3773 Email address: Jandrews@cityoffortpierce.com
Fort Pierce Marina Monitoring	Organization: City of Fort Pierce Dean Kubitschek, Marina Manager Phone number: 772-464-1245 Email address: dkubitschek@cityoffortpierce.com

Tab 6. Required Forms

Drug-Free Workplace Form

Non-Collusion Affidavit for Prime Proposer

Public Entity Crimes Affidavit

E-Verify Affirmation Statement

Certification Regarding Scrutinized Companies Lists

Affidavit Regarding the Use Coercion for Labor or Services

References (refer to Tab 5)

Request for Taxpayer Identification Number and Certification

City of Fort Pierce Checklist

Business Tax Receipt

Proof of Insurance

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that Tetra Tech, INC does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Proposer's Signature

Jan 30 2025

Date

NON-COLLUSION AFFIDAVIT
FOR PRIME PROPOSER

STATE OF Florida

COUNTY OF Martin

BRIAN PROCTOR, being first duly sworn, deposes and says:

That he is VICE PRESIDENT OF TETRA TECH, INC
(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said proposer has not colluded, conspired, connived or agreed directly or indirectly with any proposer or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other proposer, or to fix any overhead, profit or cost element of said bid price, or of that of any other proposer, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

TETRA Tech, Inc.
(Firm Name)

By: [signature]

Title: VP, SE Operations Mgr

Subscribed and sworn to before me this 30th

day of, January 2023. 2025

Marirose Insogna
Notary Public

My Commission expires: (Seal)

12/23/2026

NOTARY PUBLIC STATE OF FLORIDA
MARIROSE INSOGNA
MY COMMISSION # HH 334084
EXPIRES: December 23, 2026

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).
by Brian Proctor VP, SE operations Mgr
(Print individual's name and title)
for Tetra Tech, Inc
whose business address is 759 S. Federal Hwy Stuart FL
(If applicable) its Federal Employer Identification Number (FEIN) is 95-4148514
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person.

A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

✓ Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDEN I1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(Signature)

January 30, 2025
_____
(Date)

STATE OF Florida

COUNTY OF Martin

PERSONALLY APPEARED BEFORE ME, the undersigned authority Brian Proctor
(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day 30th of January, 2025.

(NOTARY PUBLIC)

My Commission Expires: 12/23/2026

NOTARY PUBLIC STATE OF FLORIDA
MARIROSE INSOGNA
MY COMMISSION # HH 334084
EXPIRES: December 23, 2026

E-VERIFY
AFFIRMATION STATEMENT

Description: Community Rating System (CRS) and Climate Resilience Professional Support Services

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: TETRA Tech. Inc

Authorized Company Person's Signature: [signature]

Authorized Company Person's Title: VP SE operations Mgr

Date: Jan 30, 2025

STATE OF FLORIDA
COUNTY OF Martin
Sworn (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this 30 day of January, 2025 by Brian Proctor, who is

☐ personally known or ☐ produced identification (ID produced: _____).

Signature: Marirose Insogna (Seal)

NOTARY PUBLIC

My Commission Expires: 12/23/2026

MARIROSE INSOGNA
MY COMMISSION # HH 334084
EXPIRES: December 23, 2026

CERTIFICTION REGARDING SCRUTINZED COMPANIES LISTS

Respondent Name: Tetra Tech, Inc.

Respondent's Authorized Representative Name and Title: Brian Proctor
Vice President Southeast Operations

Address: 759 S. Federal Hwy, Suite 314

City: Stuart State: FL Zip: 34994

Phone Number: 772-341-0432 Respondent FEIN: 95-4148514

Email Address: Brian.Proctor@tetratech.com

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of $1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

Certification:

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Tetra Tech Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☑ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

3475 E. Foothill Blvd

Requester's name and address (optional)

6 City, state, and ZIP code

Pasadena CA, 91107

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN,* later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

☐☐☐ – ☐☐ – ☐☐☐☐

or

Employer identification number

9 5 – 4 1 4 8 5 1 4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person ▶** Chet Cicoon **Date ▶** 1/13/25

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9.*

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

CITY OF FORT PIERCE CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Proposer to read and comply with the Request for Qualifications in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Request for Qualifications / Proposer Acknowledgement Cover Page (page 1) completed, signed and attached?	Yes	
Included proof of proper insurance and licensing as stated in proposal documents.	Yes	
Are all of the Required forms complete and included?	Yes	
Have all areas of the RFQ forms and related documents been signed off by and authorized agent of the company and / or witnessed / notarized where applicable?	Yes	
Are you registered on Demandstar to received addendums	Yes	
Is each Addendum (when issued) signed and included?	Yes	
Have you checked your submission for proper organization, tabs are correct?	Yes	
Are you in compliance with the page limitations?	Yes	
Did you submit your proposal electronically?		No
Have you made sure your corporate address matches your Sunbiz information?	Yes	

PLEASE SIGN AND RETURN WITH PROPOSAL 

CITY OF FORT PIERCE CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Proposer to read and comply with the Request for Qualifications in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Request for Qualifications / Proposer Acknowledgement Cover Page (page 1) completed, signed and attached?	Yes	
Included proof of proper insurance and licensing as stated in proposal documents.	Yes	
Are all of the Required forms complete and included?	Yes	
Have all areas of the RFQ forms and related documents been signed off by and authorized agent of the company and / or witnessed / notarized where applicable?	Yes	
Are you registered on Demandstar to received addendums	Yes	
Is each Addendum (when issued) signed and included?	Yes	
Have you checked your submission for proper organization, tabs are correct?	Yes	
Are you in compliance with the page limitations?	Yes	
Did you submit your proposal electronically?		No
Have you made sure your corporate address matches your Sunbiz information?	Yes	

PLEASE SIGN AND RETURN WITH PROPOSAL 

State of Florida
Department of State

I certify from the records of this office that TETRA TECH, INC. is a Delaware corporation authorized to transact business in the State of Florida, qualified on April 28, 1988.

The document number of this corporation is P19034.

I further certify that said corporation has paid all fees due this office through December 31, 2024, that its most recent annual report/uniform business report was filed on January 10, 2024, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Ninth day of May, 2024

Secretary of State

Tracking Number: 4564481112CU

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)
09/24/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:	
Aon Risk Insurance Services West, Inc. Los Angeles CA Office 707 Wilshire Boulevard Suite 2600 Los Angeles CA 90017-0460 USA	PHONE (A/C. No. Ext): (866) 283-7122	FAX (A/C. No.): (800) 363-0105
	E-MAIL ADDRESS:	

INSURED	INSURER(S) AFFORDING COVERAGE		NAIC #
Tetra Tech, Inc. 3475 E Foothill Boulevard Pasadena CA 91107-6024 USA	INSURER A:	Safety National Casualty Corp	15105
	INSURER B:	American International Group UK Ltd	AA1120187
	INSURER C:	Allied World Surplus Lines Insurance Co	24319
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 570108397079 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. **Limits shown are as requested**

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR X X, C, U Coverage GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:			GL6676804	10/01/2024	10/01/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$2,000,000 $1,000,000 $10,000 $2,000,000 $4,000,000 $4,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			CA 6676805	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$5,000,000
B	X UMBRELLA LIAB [X] OCCUR EXCESS LIAB CLAIMS-MADE DED [X] RETENTION $100,000			62785232	10/01/2024	10/01/2025	EACH OCCURRENCE AGGREGATE	$5,000,000 $5,000,000
A A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		LDC4068970 AOS PS4068969 WI	10/01/2024 10/01/2024	10/01/2025 10/01/2025	X PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE-EA EMPLOYEE E.L. DISEASE-POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
C	Environmental Contractors and Prof			03120276 Prof/Poll-Claims Made Cov SIR applies per policy terms & conditions	10/01/2024	10/01/2025	Each Claim Aggregate	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Insurance. Stop Gap Coverage for the following states: OH, ND, WA, WY.

CERTIFICATE HOLDER

Tetra Tech, Inc.
3475 E. Foothill Boulevard
Pasadena CA 91107-6024 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Aon Risk Insurance Services West, Inc.

Holder Identifier : 18

Certificate No : 570108397079

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The ACORD name and logo are registered marks of ACORD

Appendix A

Resumes

TETRA TECH

Georgia Vince

Project Manager

Georgia Vince has over 24 years of experience with environmental programs and 13 years of project management experience with governmental entities. She has managed projects of all sizes with budgets of over $2M. She was project manager for the St. Lucie County VA completed in 2021 and is currently supporting the St. Lucie County VA Update and Regional Resiliency Plan and Indian River County VA. She also led Palm Beach County,City of Hollywood, and City of Key West Resilient Florida Programs. Georgia has extensive experience in public speaking and coordinating with stakeholders on sensitive environmental issues.

EDUCATION

BS, Biological Oceanography, Florida Institute of Technology (1993)

REGISTRATION/CERTIFICATION

Qualified Stormwater Management Inspector # 25763

YEARS OF EXPERIENCE/WITH FIRM

24 Years/14 Years

OFFICE LOCATION

Stuart, FL

TETRA TECH PROJECT EXPERIENCE

St. Lucie County VA update and Regional Resilience Plan (VARRP), St. Lucie County, FL (6/2024-Ongoing). Project Manager. Leading the update to the 2021 VA, which includes additional modeling in accordance with Section 380.093 Florida Statutes (F.S.) and development of a Regional Resilience Plan that includes the City of Port St. Lucie..

St. Lucie County VA, St Lucie County, FL (2019-2021). Project Manager for the county wide sea level rise VA. Tetra Tech teamed with Erin L. Deady, P.A. and Clearview Geographic to prepare the St. Lucie County VA as a product of Resilience Planning Grant R2133. The VA was the first step in taking a systematic, data-driven approach in developing a community-wide resilience plan to analyze natural hazard risks and identify strategies to mitigate and adapt to those hazards in a proactive, equitable, and cost-effective way.

Indian River County VA, Indian River County, FL (4/2024-Ongoing). Project Manager. Leading the development of the county's VA in compliance with Florida Statutes. Coordinating meetings, gathering data, conducting exposure and sensitivity analyses, leading public presentations and outreach meetings, and developing the VA document with associated maps and tables.

Palm Beach County VA and Resilience Action Plan, Palm Beach County, FL (2023-2024). Project Manager for the County's first VA in accordance with Chapter 380.093 F.S. and development of a Resilience Action Plan to identify mitigation and adaptation strategies related to climate change and sea level rise. The project is funded by both a state Resilient Florida grant and a Department of Economic Opportunity (DEO) grant. The plan evaluates various climate threats including flooding, extreme heat, drought, wildfires, and coastal erosion.

City of Hollywood VA Update, Hollywood, FL (2023-2024). Project Manager for the City's VA Update Project, which is funded by a state Resilient Florida Grant to update their previously completed VA to meet Chapter 380.093 F. S. requirements. The Adaptation Plan developed as part of the VA Update will include 50 conceptual design plans for adaptation projects and evaluation of state and federal grant opportunities for funding the prioritized projects.

City of Key West VA and Climate Adaptation Plan, Key West, FL (2023-2024). Project Manager for the City's Resilient Florida VA that evaluates risks and hazards associated with sea level rise and climate change. This effort included a complex assets and data collection effort with important infrastructure on an. The project included a robust public outreach plan including public outreach meetings, project website, newsletter distribution and community engagement opportunities throughout the development of the VA. Tetra Tech is currently preparing an adaptation plan that includes a set of adaptation projects for the prioritized assets identified in the VA.



Erin L. Deady, Esquire, AICP

Attorney and Certified Land Planner

ERIN L. DEADY, P.A.

EXPERIENCE

Deady: 2011

Industry: 1995

AREAS OF EXPERTISE

Sustainability and Climate Planning

Energy Conservation

Land Use

Grant Funding

Environmental Restoration

PROFESSIONAL ASSOCIATIONS

American Institute of Certified Planners

Florida Chapter of the American Planning Association

PROFESSIONAL SUMMARY

Ms. Deady has significant management experience on numerous complex projects involving climate legal, policy and planning elements including vulnerability analyses and integration of adaptation responses into Comprehensive Plans. Ms. Deady has worked on numerous sustainability, climate and energy planning efforts around the state for large and small local governments. Ms. Deady has published numerous articles and resources related to the planning and legal issues surrounding resiliency and adaptation planning strategies. A cornerstone of this experience includes the development and implementation of public engagement and outreach strategies to support local government policy and decision-making processes.

QUALIFICATIONS

Education

- Juris Doctorate, Nova Southeastern University, Shepard Broad Law Center 2000
- Master Public Administration, Environmental Growth Management, Florida Atlantic University 1996
- Master of Public Administration, University of the Virgin Islands, 1995
- Bachelor of Arts, Marine Science Affairs, University of Miami, 1993

Registrations / Certifications / Licenses

- Florida Bar No. 367310
- AICP, American Institute of Certified Planners

Training / Professional Development

- Admitted to Florida Bar (2000), member of Executive Council for the Environmental and Land Use Law Section, 2002-Present. Chair 2012-Present

WORK EXPERIENCE

Erin L. Deady, P.A. | 2011 - Present
President

Lewis, Longman & Walker, PA. | 2008 - 2011
Shareholder

Audubon of Florida | 1997 - 2003
Environmental Counsel

Florida Atlantic University | 1995 - 1997
Fellowship-Urban and Environmental Solutions

TETRA TECH

Christina Gray

Topobathymetric LiDAR Strategist

Christina Gray has 6 years of experience acquiring, processing, and creating topobathymetric LiDAR deliverables for projects that cover a variety of environments. These projects include hazard mapping, natural disaster relief, defense, and environmental surveying. She has experience with all parts of topobathymetric LiDAR process, from ground control survey, sensor operation, quality checks, creating and running automated cleaning algorithms, managing and training editing staff, creating final deliverables, and edits for client feedback. Additionally, Christina has lead work for vulnerability assessments for St. Lucie and Indian River counties, compiling county provided and publicly available asset lists and comparing the assets to multiple sea level rise scenarios, rainfall depth grids and storm surge to help guide future mitigation plans.

EDUCATION

BS Geoscience, Pacific Lutheran University (2016)

MS Geology, Portland State University (2019)

GIS Graduate Certificate, Portland State University (2019)

REGISTRATION/CERTIFICATION

Certified Mapping Technologist, LT076, October 2022

YEARS OF EXPERIENCE/WITH FIRM

6 Years/1 Years

OFFICE LOCATION

Denver, CO

TETRA TECH PROJECT EXPERIENCE

St. Lucie County VA Update and Regional Resilience Plan (VARRP), St. Lucie County, FL (6/2024-Ongoing). GIS Lead. Creating a new workflow to assist in county mitigation efforts for climate related sea level rise. Work included creating depth grids of sea level rise, storm surge, and future rainfall in additional to creating, managing, and developing metadata for county and publicly available asset data. Asset data was then overlayed with depth grids and compared to metrics such as the CDC Social Vulnerability Score to determine the assets most likely to need mitigation efforts.

Indian River County VA, Indian River County, FL (4/2024-Ongoing). GIS Lead. Creating a new workflow to assist in county mitigation efforts for climate related sea level rise. Work included creating depth grids of sea level rise, storm surge, and future rainfall in additional to creating, managing, and developing metadata for county and publicly available asset data. Asset data was then overlayed with depth grids and compared to metrics such as the CDC Social Vulnerability Score to determine the assets most likely to need mitigation efforts.

Shoreline Mapping for the Coastal Mapping Project, National Ocean and Atmospheric Administration (NOAA) National Geodetic Survey (NGS) (2024-Ongoing). Topobathymetric LiDAR Strategist. Worked as a subcontractor for Fugro to assist on their NOAA NGS Florida shoreline mapping project. Responsibilities included but were not limited to creating initial grounding automated routines, post calibration automated routines, and semi-automated routines for more efficient manual QA/QC.

LiDAR Data Acquisition and Processing for Topography and Boundary Survey for the Propose Black River, White River, and Black Scoter Solar Project, Brookfield Renewable US , Jackson County, AR (3/2024). Topobathymetric LiDAR Strategist. Duties included QC of the initial grounding, automated routines to remove features and other issues to assist in manual QA/QC, manual QC, and reporting.

Eastern Lake Superior LiDAR, NOAA Whitefish Point to Bay Mills, MI (8/2023-10/2023) Topobathymetric LiDAR Strategist. Assisted with the workflow development for the team's first topobathymetric LiDAR project. Created an automated cleaning and grounding routine in MicroStation to facilitate the best possible dataset for swath-to-swath alignment, as well as post alignment cleaning routines to limit the amount of manual editing needed on the data set. Developed the intensity correction workflow and developed the overall general project workflow.

TETRA TECH

Carlie Klapper

Resiliency and Sustainability Professional

Carlie Klapper has a diverse set of skills in sustainability and resiliency, green building, and geographic information systems (GIS). She joined the Tetra Tech team in April 2023 and is currently supporting Palm Beach County and City of Hollywood with their Resilient Florida Programs.

EDUCATION

MS, Sustainable Business, University of Miami (2022)

BA, Geography and Sustainable Development, Miami University (2021)

REGISTRATION/CERTIFICATION

LEED Green Associate, 11501-GREEN-ASSOCIATE

Construction Lifecycle Assessment Specialist, vugrovdx1i

YEARS OF EXPERIENCE/WITH FIRM

3 Years/1 Year

OFFICE LOCATION

Stuart, FL

TETRA TECH PROJECT EXPERIENCE

St Lucie County Vulnerability Assessment and Regional Resilience Plan, ST Lucie County, FL Task Manager for the County's t VA in accordance with Chapter 380.093 F.S. and development of a Regional Resilience Plan to identify mitigation and adaptation strategies related to climate change and sea level rise. The project is funded by both a state Resilient Florida grant and a Department of Economic Opportunity (DEO) grant. Tasks include a climate threat inventory, data acquisition, hazard evaluation, inundation mapping and modeling, public engagement, and the creation of a ranking methodology and cost benefit analysis resulting in the production of the final VA report and Regional Resilience Plan.

Palm Beach County Vulnerability Assessment (VA) and Resilience Action Plan, Palm Beach County, FL. Task Manager for the County's first VA in accordance with Chapter 380.093 F.S. and development of a Resilience Action Plan to identify mitigation and adaptation strategies related to climate change and sea level rise. The project is funded by both a state Resilient Florida grant and a Department of Economic Opportunity (DEO) grant. Tasks include a climate threat inventory, data acquisition, hazard evaluation, inundation mapping and modeling, public engagement, and the creation of a ranking methodology, resulting in the production of the final VA report and Resilience Action Plan.

City of Hollywood Vulnerability Assessment Update, Hollywood, FL. Task Manager for the City's VA Update Project, which is funded by a state Resilient Florida Grant to update their previously completed VA to meet Chapter 380.093 F. S. requirements. The VA includes public engagement, data acquisition, and inundation mapping and modeling components, which are summarized into a VA report. The Adaptation Plan developed as part of the VA Update will include 50 conceptual design plans for adaptation projects and evaluation of state and federal grant opportunities for funding the prioritized projects.

Indian River County Vulnerability Assessment, Indian River County, FL Task Manager for the City's VA Update Project, which is funded by a state Resilient Florida Grant to update their previously completed VA to meet Chapter 380.093 F. S. requirements. The VA includes public engagement, data acquisition, and inundation mapping and modeling components, which will culminate into a VA report.

SFWMD, Lake Okeechobee Component A Reservoir (LOCAR), Highlands County, FL. Project support for the LOCAR Feasibility Study and Draft Environmental Impact Statement, which is a federal planning document for 200,000 ac-ft water storage reservoir located north of Lake Okeechobee in Highlands County.

TETRA TECH

Patricia A. Grunwald

Environmental Engineer IV

Patricia Grunwald is proficient in using the two-dimensional hydrodynamic S2DMM Model and focuses on analytical modeling and data analysis. Input file preparation for the S2DMM model includes soil, land use, MODFLOW, topo, rainfall, evapotranspiration, and structure/channel inputs. She has 8 years of experience modeling using S2DMM. Her primary duties include GIS spatial analysis of hydrologic/hydrodynamic modeling, along with information research of South Florida Water Management District's (SFWMD's) DBHYDRO, ePermitting and other state and local databases. During her early years as an engineer, she worked in the petrochemical industry in three different areas. She served as a safety leader in the petrochemical plant and trained employees to prevent incidents and accidents.

EDUCATION

B.S., Chemical Engineer (Certified), Universiudad Iberoamericana, CDMS (2001)

YEARS OF EXPERIENCE/WITH FIRM

11 Years/2 Years

OFFICE LOCATION

Stuart, FL

TETRA TECH PROJECT EXPERIENCE

Cypress Creek Restoration, Palm Beach-Martin County, FL (1/2023 – Ongoing). S2DMM Modeler. Sets up hydrologic/hydraulic modeling for wetland restoration using SFWMD data and other local databases. Analyzing and evaluating model calibration and validation information of the S2DMM model results for the various areas of interest in support of water resource management. Hydrodynamic modeling and data analysis of water for wetland restoration and floodplain management. Inundation depth analysis for different options to improve the floodplain in the area.

Loxahatchee River Restoration Project, Flow Way 3, Palm Beach-Martin County, FL (1/2023 – Ongoing). S2DMM Modeler. Developed scope of work and budget for the project. The project consists of six subbasins contained in the Cypress Creek Regional Model. Sets up hydrologic/hydraulic modeling for wetland restoration using SFWMD data and other local databases. Analyzing and evaluating model calibration and validation information of the S2DMM model results for the various areas of interest in support of water resource management. Hydrodynamic modeling and data analysis of water for wetland restoration and floodplain management. Inundation depth analysis for different options to improve the floodplain in the area. Development of hydroperiods for the sheet flow.

PREVIOUS EXPERIENCE

Tomasello Consulting Engineers, Inc. (2014 – 2022). Provided engineering expertise and support for multiple waterflow modeling projects and GIS mapping for FEMA, Florida, multiple Florida counties, municipalities, private construction firms, and individuals. Proficient in the use of various software packages including S2DMM, Fortran, HEC-RAS, and ArcGIS. Duties also included researching permits and structures, working with LIDAR files, and identifying watersheds, culverts, and drainage patterns in a given region.

Collier County Flood Study: Ave Maria, Henderson, Faka Union/Miller, Southern Coastal, District 6, Coco A-B-C. Revised the Collier County Basins to deliver the FEMA flood study. Sets up input files of S2DMM model. Uses resources from SFWMD (DBHYDRO, ePermitting, SFWMD Model) and Arc Map-GIS. Compares SFWMD data for Calibration and Validation of S2DMM model.

Lee County Florida Flood Studies, Halfway and Mullock Creeks, Estero River, and Ten Mile Canal. Directs modeling and Digital Flood Insurance Rate Map mapping for flood studies for FEMA Physical Map Revision for the Ten Mile Canal, and Halfway and Mullock Creeks. Letter of Map Revision or Estero River. These basins are all modeled using S2DMM model developed by Tomasello Consulting Engineering, Inc. for flood study submittal to FEMA. Sets up input files for S2DMM Model using SFWMD databases. Models HEC-RAS for the Floodway and Floodplain using S2DMM results for the basins.

EXHIBIT "C"
AFFIDAVIT REGARDING THE USE COERCION FOR LABOR OR SERVICES

CITY OF FORT PIERCE
AFFIDAVIT REGARDING THE USE COERCION FOR LABOR OR SERVICES

Vendor name: TETRA TECH, INC.

Authorized Representative's Name and Title: BRIAN PROCTOR, VP SOUTHEAST OPERATIONS

Address: 749 S. FEDERAL HWY #314

City: STUART State: FL Zip Code: 34994

Phone Number: 772-341-0432 Email Address: BRIAN.PROCTOR@TETRATECH.COM

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. As the person authorized to sign on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

By: _____ Brian Proctor VP SE Ops Jan 30 2025

Authorized Signature | Printed Name and Title | Date

Affidavit – Use of Coercion for Labor or Services Form

STATE OF FLORIDA
COUNTY OF Martin

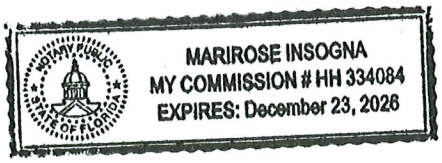
Sworn (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this 31st day of January, 20 25 by Brian Proctor, who is

☑ personally known or
☐ produced identification (ID produced: _____).

Notary Public Signature: Marirose Insogna (Seal)

Print Name: Marirose Insogna

My Commission Expires 12/23/2026



THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: Shaun Coss, Assistant Director of Building, Building, Building Admin

FROM: Felicia Holloman, Assistant City Attorney FH

THROUGH: Sara Hedges, City Attorney *SH*

RE: Contract for RFQ 2025-009 Community Rating System (CRS) and Climate Resilience Professional

CAO RLS FILE: 25-188

DATE: July 8, 2025

I have reviewed the above Request for Legal Services (RLS) related to RFQ No. 2025-009 and the agreement for services with Tetra Tech, Inc. A redlined and clean copy of the agreement are attached. The clean copy is approved as to form and correctness.

As noted in RLS 25-136, there are several substantive changes to the agreement. Again, please review these changes carefully, as they include steps to be taken by your Department to effectuate the agreement:

1. Awarding of a particular project to the contractor should be memorialized in a specific authorization. This section was added, including the purchasing rules, under Section 1 of the agreement. *Please review this section, as it will require additional steps of your Department to initiate a particular project with the contractor.*

2. Exhibit A was edited to reflect an appropriate Statement of Work, explaining what work is expected of the contractor, the specific details of that work, and the expectations of the contractor, following the RFQ language.*Please review to be sure there are no additions to be made to the Statement.*

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

City Commission Regular Meeting - 5:05 PM **Agenda Item # 11.E.**

Meeting Date: 06/16/2025

Re: Approval to Award RFQ 2025-009 for annual contract for Community Rating System (CRS) and Climate Resilience Support Svcs

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Approval to award RFQ 2025-009 for the annual contract for Community Rating System (CRS) and Climate Resilience Support Services to TetraTech, Inc. of Stuart, Florida for an amount of up to $100,000.00 annually.

SUMMARY:

The Community Rating System (CRS) score affects the whole city. The score the City receives, along with compliance with requirements, can mean lower insurance costs citywide. The Building Department works diligently to maintain a good score, but the City would benefit further with the assistance of professionals specializing in the expertise to excel in this area. The City is also interested in undertaking additional climate resilience initiatives. In order to achieve these goals, the Building Department offered RFP 2025-009, which was sent to 959 vendors. Twenty-seven (27) vendors requested specifications with four (4) responding (14.81%) 0 “No Bid” (14.81 % total responses). The selection meeting date was February 3, 2025. The selection committee evaluated each bid and considered the following: Experience and ability of the firm; Facilities, equipment, capabilities; Quality of product compared to others in the marketplace; Past performance of the primary firm; Willingness to meet time and budget; Price; and Location. Terta Tech, Inc. of Stuart, Florida achieved 244 points out of 300 points, Chen Moore and Associates of West Palm Beach, Florida had 221 points, CoastalWide LLC of Vero Beach, Florida had 207 points, and Goodwyn Mills Cawood of Sarasota, Florida had 151 points.

RECOMMENDATION:

Staff recommends approval to award RFQ 2025-009 for the annual contracted Community Rating System (CRS) and Climate Resilience Support Services to Tetra Tech of Stuart, Florida in an amount up to $100,000.00 annually.

ALTERNATIVES:

Do not approve at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Director of Building
Shaun Coss, CFM, Assistant Director of Building

COORDINATED WITH:

Gelencia Carter, Purchasing Manager

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2025
Account: 4202902-534900
Amount: $100,000.00
OTHER INFORMATION:

42022902-534900 Building Department Service Funds

Attachments

Cumulative Evaluation
Request for Proposal 2025-009
Bid Tabulation Memo 2025-009
Tertra Tech, Inc. Submittal
Recommendation to Award

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	05/22/2025 09:35 AM
City Manager	Richard Chess	05/23/2025 10:35 AM
Finance Department	Karen Logue	06/06/2025 02:23 PM
Form Started By: Coleen Hanson		Started On: 05/21/2025 09:55 AM
Final Approval Date: 06/06/2025		

DELIVER TO: City of Fort Pierce, Purchasing Division Room 101 100 North U.S. #1 Fort Pierce, FL 34950 **MAIL TO:** City of Fort Pierce Purchasing Division, Room 101 P.O. Box 1480 Fort Pierce, FL 34954-1480	**REQUEST FOR QUALIFICATIONS** **and** **PROPOSER ACKNOWLEDGMENT**
Bid Writer: Madison White, 772-467- 3102	RFQ No: 2025-009
Pre-Qualification Conference Time & Date: N/A	RFQ Title: COMMUNITY RATING SYSTEM (CRS) AND CLIMATE RESILIENCE PROFESSIONAL SUPPORT SERVICES (REBID)
Pre-Qualification Conference Location: N/A	RFQ Opening Location: City of Ft. Pierce Purchasing Division Room 101 100 North U.S. #1, 1st Floor Ft. Pierce, Florida 34950
RFQ Due Date & Time: 3:00 PM, MONDAY, FEBRUARY 3, 2025	If you need any reasonable accommodation for any type of disability in order to participate in this procurement, please contact this division as soon as possible.
Proposer Name: ---------- Mailing Address: ---------- ---------- ----------	*I hereby certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the proposer.* X_____ Authorized Signature (Manual)
City, State, Zip Code:	Typed or Printed Name:
Type of Entity (Select one): Corporation _____ Partnership _____ Proprietorship _____	Title:
Incorporated in the State of: Year:	Delivery in _____days, ARO
Phone Number:	Payment Terms: Net 30 Days
Fax Number:	FEIN or SS Number:
E-Mail Address:	Local Business: ___Y ___N MWBE: ___Y ___N
Bid Security is attached, when required, in the amount of $ _____ F.O.B. DESTINATION	If returning as a "No Bid" state reason:
THIS PAGE MUST BE COMPLETED AND RETURNED WITH YOUR BID	

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SECTION I

GENERAL CONDITIONS, INSTRUCTIONS AND INFORMATION FOR PROPOSERS

1. GENERAL INFORMATION

These documents constitute the complete set of specification requirements and proposal forms. All proposal sheets and attachments must be executed and submitted in a sealed envelope. **DO NOT INCLUDE MORE THAN ONE PROPOSAL PER ENVELOPE (CLEARLY MARK PROPOSAL AS "ORIGINAL" AND REQUESTED NUMBER OF COPIES AS "COPY" ON EACH SET ENCLOSED).** The face to the envelope shall contain Proposer's name, return address, the date and time of proposal opening, the proposal number and title. Proposals not submitted on the enclosed Proposal Form shall be rejected. By submitting a proposal, the Proposer agrees to be subject to all terms and conditions specified herein. No exceptions to the terms and conditions shall be allowed. Proposers shall submit two (2) complete sets (one [1] original and one [1] electronic copy (PDF) on a Flash Drive) of their proposal complete with all supporting documentation. SUBMITTAL OF A PROPOSAL IN RESPONSE TO THIS INVITATION TO BID CONSTITUTES AN OFFER BY THE PROPOSER. Bids/Proposals, which do not comply with the requirements, may be rejected at the option of the City.

2. DELAYS

The City, at its sole discretion, may delay the scheduled due dates indicated above if it is to the advantage of the City to do so. The City will notify proposers of all changes in scheduled due dates by written addendum.

3. EXECUTION OF PROPOSALS

Proposal must contain a manual signature, in ink, of an authorized representative who has the legal ability to bind the Proposer in contractual obligations in the space provided on Page 1 of Bidder/Proposer Acknowledgment and on the Bid Response Form. FAILURE TO PROPERLY SIGN THE PROPOSAL SHALL INVALIDATE SAME, AND IT SHALL NOT BE CONSIDERED FOR AN AWARD. Proposals must be typed or legibly printed in ink. All corrections made by Proposer to any part of the proposal document must be initialed in ink. The original proposal conditions and specifications cannot be changed or altered in any way. Altered proposals will not be considered. Clarification of proposals submitted shall be in letter form, signed by proposers and attached to the proposal.

4. NO PROPOSALS

If not submitting a proposal, respond by returning only the Proposer acknowledgment form, marking it "No Bid," and give the reason in the space provided.

5. BID / PROPOSAL OPENING

Shall be public, at the address, date, and time specified on the proposer Acknowledgment form. The proposal time must be and shall be scrupulously observed. Under no circumstances shall proposals delivered after the time specified be considered; such proposals will be returned unopened. The City will not be responsible for late deliveries or delayed mail. The time/date stamp clock located in the Purchasing Division shall serve as the official authority to determine lateness of any proposal. It is the Proposers sole responsibility to assure that his/her proposal is complete and delivered at the proper time and place of the proposal opening. Proposals, which for any reason are not so delivered, will not be considered. Offers by facsimile, telegram, or telephone are not acceptable. A proposal may NOT be altered by the Proposer after opening of the proposals. Proposal tabulations will be furnished on the web site: https://www.cityoffortpierce.com/957/Bid-Tabulations

6. TAXES

The City is exempt from Federal Excise and State Sales Taxes on direct purchases of tangible personal property. The City exemption number is on the face of the Purchase Order. If requested, the Purchasing Director will provide an exemption certificate to the awarded Proposer. Vendors or contractors doing business with the City shall not be exempt from paying sales tax to their suppliers for materials to fulfill contractual obligations with the City Tax Exemption Number in securing such materials. This exemption does not apply to purchases of tangible personal property in the performance of contracts for the City.

7. DISCOUNTS

Cash discounts for prompt payment shall not be considered in determining the lowest net cost for proposal evaluation purposes.

8. MISTAKES

a. Proposers are expected to examine the specifications, delivery schedule, proposal prices, extensions and all instructions pertaining to supplies and services. **FAILURE TO DO SO WILL BE AT PROPOSER'S RISK.** In the event of extension error(s), the unit price will prevail and the Proposer's total offer will be corrected accordingly.

b. Written amounts shall take precedence over numerical amounts. In the event of addition error(s), the unit price and extension thereof will prevail and the Proposer's total offer will be corrected accordingly. Proposals having erasures or corrections must be initialed in ink by the Proposer.

9. INVOICING AND PAYMENT

Payment for any and all invoice(s) that may arise as a result of a contract or purchase order issued pursuant to this proposal specification shall minimally meet the following conditions to be considered as a valid payment request:

a. A timely submission of a properly certified invoice(s), in strict accordance with the price(s) and delivery elements as stipulated in the contract or

purchase order document, and to be submitted to the Finance Department at the address as stipulated on the Purchase Order.

b. All invoices submitted shall consist of an original and one (1) copy; clearly reference the subject contract or purchase order number; provide a sufficient salient description to identify goods or service for which payment is requested; contain date of delivery; proposal number, original or legible copy of signed delivery receipt including both a manual signature and printed name of a designated City employee or authorized agent; be clearly marked as "partial", "complete", or "final" invoice. The City will accept partial deliveries unless otherwise specified into contract or purchase order document.

c. The invoice shall contain the Proposer's Federal Employer Identification Number (F.E.I.N.).

10. DELIVERY

Unless actual date is specified (or if specified delivery cannot be met), show number of days required to make delivery after receipt of purchase order or contract in space provided. Delivery time may be a basis for making of award. Delivery shall be during the normal working hours of the user department, Monday through Friday, unless otherwise specified and incorporated into contract or purchase order document. Delivery shall be to the location specified in the proposal specifications.

11. ADDITIONAL TERMS AND CONDITIONS

No additional terms and conditions included with the proposal response shall be evaluated or considered. Any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal if submitted either purposely through intent or design, or inadvertently appearing separately in transmittal letters, specifications, literature, price lists or warranties. It is understood and agreed that the general and/or any special conditions in these Proposal Documents are the only conditions applicable to this proposal and the Proposer's authorized signature on the Proposal Form attests to this.

12. INTERPRETATION

All Proposers shall carefully examine the Proposal Documents. Any ambiguities or inconsistencies shall be brought to the attention of the City in writing prior to the opening of Proposals; failure to do so, on the part of the proposer, will constitute an acceptance by the Proposer of any subsequent decision. Any questions concerning the intent, meaning, and interpretation of the Proposal Documents shall be requested in writing, and received by the City at least seven (7) days prior to the Proposal Opening. Inquiries shall be addressed to the attention of the Contact person as indicated on Page 16. No person is authorized to give oral interpretations of, or make oral changes to, the proposal. Therefore, oral statements given before the proposal opening will not be binding. Any interpretation of or changes to the proposal will be made in the form of a written Addendum to the proposal and will be furnished to all Proposers. Receipt of all

addenda shall be acknowledged by the Proposers by signing and enclosing said addenda with their proposal.

The City will record its responses to inquiries and any supplemental instructions in the form of a written addendum. The City will send a written addendum to all Proposers who requested a proposal directly from the City Purchasing Division. All proposers should contact the City at least seven (7) calendar days before the proposal opening date to ascertain whether any addendums have been issued. Failure to do so could result in rejection of the proposal as unresponsive. The City shall not be responsible for providing said addendum to proposers who receive proposal package

13. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City Purchasing Division. Proposers who obtain Proposal Documents from other sources must officially register with the City Purchasing Division in order to be placed on the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal without an addendum acknowledgment for the most current addendum.

Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendums from other sources.

14. DISPUTES

Any Proposer who disputes the proposal selection or contract award recommendation shall file such dispute according to the bid protest procedures. These procedures are available upon request from the City.

15. CONFLICT OF INTEREST

All proposers must disclose with their bid the name of any officer, director, or agent who is also an employee of the City. All Proposers must disclose the name of any City employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Proposer's firm or any of its branches.

16. LEGAL REQUIREMENTS

Proposers are required to comply with all provisions of Federal, State, County and local laws and ordinances, rules and regulations, that are applicable to the items being proposed. Lack of knowledge by the proposer shall in no way be a cause for relief from responsibility or constitute a cognizable defense against the legal effect thereof.

17. DRUG-FREE WORKPLACE (DFW)

Preference shall be given to business with Drug-Free Workplace (DFW) Programs.

Whenever two or more proposals which are equal with respect to price, quality, and service are received by the City for the procurement of commodities or contractual services, a proposal received from a business that completes the attached DFW form certifying that it is a DFW shall be given preference in the award process.

18. MINORITY/WOMEN OWNED BUSINESS ENTERPRISE (MWBE)

Minority/Women Owned Business Enterprise (MWBE) indicates a business entity which is owned and operated by a minority. In this instance, minority group members are citizens of the United States or lawfully admitted permanent residents who are Black, Hispanics, Women, Native Americans, Asian-Pacific, Asian-Indian, and eligible others. An MWBE wishing to participate in the City procurement process may contact the Purchasing Division for information and assistance.

19. PUBLIC ENTITY CRIMES

No award will be executed with any person or affiliate identified on the Department of Management Services "convicted vendor" list. This list is defined as consisting of persons and affiliates who are disqualified from public contracting and purchasing process because they have been found guilty of a public entity crime. No public entity shall award any contract to, or transact any business in excess of the threshold amount provided in Section 287.017, Florida Statutes for Category Two (currently $10,000.00) with any person or affiliated on the "convicted vendor" list for a period of thirty-six (36) months from the date that person or affiliate was placed on the "convicted vendor" list unless that person or affiliate has been removed from the list pursuant to Section 287.133(3)(f) Florida Statutes.

20. AWARD

As the best interest of the City may require, the right is reserved to make award(s) by individual item, group of items, "All or None", or a combination thereof; with one or more suppliers; to reject any or all proposals, or waive any minor irregularity or technicality in proposals received, and may, at its sole discretion, request a rebid. Proposers are cautioned to make no assumption until the City has entered into a contract or issued a purchase order.

21. EEO STATEMENT

The City is committed to assuring equal opportunity in the award of contracts, and therefore complies with all laws prohibiting discrimination on the basis of race, color, religion, national origin, age or sex.

22. CONTRACTUAL AGREEMENT

The terms, conditions, and provisions in this Invitation to Bid shall be included and incorporated in any final contract or purchase order. The order of precedence will be Proposal Document and response, purchase order or contract, and general law. Any and all legal action necessary to enforce a contract or purchase order will be interpreted according to the laws of Florida. The venue shall be Fort Pierce, FL.

23. GOVERNMENTAL RESTRICTION

In the event that any governmental restrictions are imposed which would necessitate alteration of the material quality, workmanship or performance of the items offered on this proposal prior to their delivery, it shall be the responsibility of the Proposer to notify the Purchasing Division at once, indicating in his/her letter the specific regulation which required an alteration, including any price adjustments occasioned thereby. The City reserves the right to accept such alteration or to cancel the contract or purchase order at no further expense to the City.

24. PATENTS AND ROYALTIES

The Proposer, without exemption, shall indemnify and save harmless, the City, its employees and/or any of its Commission/Board from liability of any nature or kind, including cost and expenses for or on account of any copyrighted, patented, or unpatented invention, process, or item manufactured by the Proposer. Further, if such claim is made, or is pending, the Proposer may, at its option and expense, procure for the City the right to use, replace or modify the item to render it non-infringing. If none of the alternatives are reasonably available, the City agrees to return the article on request to the Proposer and receive reimbursement. If the Proposer used any design, device, or materials covered by letters, patent or copyright, it is mutually agreed and understood, without exception, that the proposal prices shall include all royalties or cost arising from the use of such design, device, or materials in any way involved in the work.

25. ADVERTISING

In submitting a proposal, Proposer agrees not to use the results therefrom as a part of any commercial advertising, without the express written approval, by the appropriate level of authority within the City.

26. ASSIGNMENT

Any purchase order or contract issued pursuant to this Invitation to Bid and the monies which may become due hereunder are not assignable except with the prior written approval of the City, through the Purchasing Division.

27. COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH

Proposer certifies that all material, equipment, etc., contained in his/her proposal meets all applicable O.S.H.A. requirements. Proposer further certifies that, if he/she is the successful Proposer, and the material, equipment, etc., delivered is subsequently found to be defective in applicable O.S.H.A. requirement in effect on the date of delivery, all costs necessary to comply with the requirements shall be borne by the Proposer.

28. FACILITIES

The City reserves the right to inspect the Proposer's facilities at any reasonable

time, during normal working hours, with prior notice to determine that Proposer has a Bonafide place of business, and is a responsible Proposer.

29. REPRESENTATION

A Proposer must have at the time of proposal opening, a manufacturing plant in operation, or be a fully authorized agent or representative of the product proposal, and capable of producing or providing the items proposal, and so certify upon request.

30. DISQUALIFICATION OF PROPOSER

More than one proposal from an individual, firm, partnership, corporation, or association under the same or different names will not be considered. Reasonable grounds for believing that a Proposer is involved in more than one proposal submittal will be cause for rejection of all proposals in which such Proposers are believed to be involved. Any or all proposals will be rejected if there is reason to believe that collusion exists between Proposers Proposals in which the prices obviously are unbalanced will be subject to rejection.

31. ADJUSTMENTS/CHANGES/DEVIATIONS

No adjustments, changes or deviations shall be accepted on any item unless conditions or specifications of a proposal expressly so provide. Any other adjustments, changes or deviations shall require prior written approval, and shall be binding ONLY if issued by the City's Purchasing Division. The Proposer shall bear sole responsibility for any and all costs of claims arising from any adjustments, changes or deviations not properly executed as required herein.

32. INSURANCE

The awarded Proposer(s) shall maintain insurance coverage reflecting the minimum amounts and conditions specified in the attached specifications or the Special Terms and Conditions. In the event the proposer is a governmental entity or a self-insured organization, different requirements may apply. Misrepresentation of any material fact, whether intentional or not, regarding the Proposer's insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any ensuing contract.

33. PUBLIC RECORDS

Sealed bids, proposals, or replies received by an agency pursuant to a competitive solicitation are exempt from § 119.07(1) and s. 24(a), Art. I of the State Constitution until such time as the agency provides notice of an intended decision or until 30 days after opening the bids, proposals, or final replies, whichever is earlier.

34. PROPOSAL PREPARATION COSTS

Neither the City nor its representatives shall be liable for any expenses incurred in connection with preparation of a response to this Invitation to Bid. Proposers should prepare their proposals simply and economically, providing all information and prices as required.

35. COOPERATIVE PURCHASING

Any governmental purchasing authority may participate in this purchase for services and commodities from this successful award.

36. CANCELLATION

This request may be cancelled and any response, bid or proposal may be rejected in whole or in part at any time for good cause when in the best interest of the City and /or the Fort Pierce Redevelopment Agency. Section 2-63(a)(7) of the City Code.

ANY AND ALL SPECIAL TERMS AND CONDITIONS, TECHNICAL REQUIREMENTS, SCOPE OF WORK OR SPECIFICATIONS ATTACHED HERETO WHICH VARY FROM THESE GENERAL CONDITIONS SHALL HAVE PRECEDENCE

SECTION II

REQUIRED LIMITS OF INSURANCE

Vendor shall be responsible for all damage to person and or property resulting from its negligent acts, reckless or intentional misconduct, errors or omissions or those of their sub-Contractors, agents or employees in connection with such services and shall be responsible for all parts of its work, both temporary and permanent.

Vendor at its own expense, shall procure and maintain throughout the term of this Contract, with insurers acceptable to the City of Fort Pierce, hereinafter called "City", the types and amounts of insurance conforming to the minimum requirements set forth herein. Vendor shall not commence work until the required insurance is in force and evidence of insurance acceptable to the City has been provided to, and approved by the City. The City at all times reserves the right to request such additional documentation and evidence of insurance as in its sole discretion it may require and the Vendor hereby agrees to provide same. Until such insurance is no longer required by this Contract, Vendor shall provide the City with renewal or replacement evidence of insurance at least thirty (30) days prior to the expiration or termination of such insurance. To the extent Vendor is permitted to and elects to sub-contract any of the work performed under this Contract, Vendor will require all sub-Contractors to provide insurance coverage complying with the requirements set forth herein, and will provide the City with evidence of such coverage prior to the commencement of the sub-Contractor's work.

WORKERS' COMPENSATION/EMPLOYER'S LIABILITY INSURANCE

Such insurance shall be no more restrictive than that provided by the latest edition of the standard Workers' Compensation Policy, as filed for use in Florida by the National Council on Compensation Insurance (NCCI), without any restrictive endorsements other than any endorsements required by NCCI or the State of Florida. In addition to coverage for the Florida Workers' Compensation Act, where appropriate, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law. The minimum amount of coverage (inclusive of any amount provided by an umbrella or excess policy) shall be:

Part One:	"Statutory"	
Part Two:	$1,000,000	Each Accident
	$1,000,000	Disease - Policy Limit
	$1,000,000	Disease - Each Employee

The Workers' Compensation Policy must be endorsed to waive the insurer's right to subrogate against the City of Fort Pierce, and their respective members, officials, officers and employees in the manner which would result from the attachment of the NCCI Waiver Of Our Right To Recover From Others Endorsement (Advisory Form WC 00 03 13) with the City of Fort Pierce, and their respective members, officials, officers and employees scheduled thereon.

GENERAL LIABILITY INSURANCE

Such insurance shall be no more restrictive than that provided by the latest edition of the standard Commercial General Liability Form (Form CG 00 01) as filed for use in the State of Florida by the Insurance Services Office (ISO), without any restrictive endorsements other than any endorsements specifically required by the State of Florida or those which under an ISO filing, must be attached to the policy (i.e. mandatory endorsements). The City of Fort Pierce and their respective members, officials, officers, and employees shall be included as an "Additional Insured" on a form no more restrictive than ISO form CG 20 10 (Additional Insured – Owners, Lessees, or Contractors – Scheduled Person or Organization). The minimum limits (inclusive of amounts provided by an umbrella or excess policy) shall be:

General Aggregate	$2,000,000
Products/Completed Operations Aggregate	$1,000,000
Personal and Advertising Injury	$1,000,000
Each Occurrence	$1,000,000

AUTOMOBILE LIABILITY INSURANCE

Such insurance shall be no more restrictive than that provided by Section II (Liability Coverage) of the most recent version of the standard Business Auto Policy (ISO Form CA 00 01) without any restrictive endorsements, other than those which are required by the State of Florida or those which under an ISO filing, must be attached to the policy (i.e. mandatory endorsements). The policy shall include coverage for liability contractually assumed, and shall cover all owned, non-owned, and hired autos used in connection with the performance of the work. Such insurance shall not be subject to any aggregate limit and the minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

Each Occurrence Bodily Injury and Property Damage Liability Combined	$1,000,000

PROFESSIONAL LIABILITY INSURANCE

Such insurance shall be on a form acceptable to the City and shall cover Vendor for those sources of liability arising out of the rendering or failure to render any professional services required in the Agreement. Coverage must either be on an occurrence basis; or, if on a claims-made basis, the coverage must respond to all claims reported within three years following the period for which coverage is required, and which would have been covered had the coverage been on an occurrence basis. The minimum limits (inclusive of any amounts provided by an umbrella or excess policy) shall be:

$3,000,000 Each Claim/Annual Aggregate

If Vendor subcontracts any of the work, Vendor shall either include the Sub-Contractors in Vendor's coverage or require the Sub-Contractors to maintain Professional Liability coverage as

described herein. The insurance may be subject to a deductible not to exceed $10,000 per claim.

WATERCRAFT LIABILITY

To the extent watercraft are utilized, the Vendor shall purchase and maintain, or cause its sub-Contractors to purchase and maintain, insurance which shall, at a minimum cover the Vendor and sub-Contractor for injuries or damage arising out the use of all owned, non-owned and hired watercraft. The insurance shall include the City and its members, officials, officers and employees as additional insureds. The minimum limits (inclusive of and amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Occurrence/Annual Aggregate

CYBER LIABILITY & DATA STORAGE

Such insurance shall be on a form acceptable to the City and shall cover, at a minimum, the following:

- Data Loss and System Damage Liability (when applicable)
- Security Liability
- Privacy Liability
- Privacy/Security Breach Response Coverage, including Notification Expenses

Such Cyber Liability coverage must be provided on an Occurrence Form or, if on a Claims Made Form, the retroactive date must be no later than the first date of this Contract and such claims-made coverage must respond to all claims reported within three years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis.

The minimum limits (inclusive of and amounts provided by an umbrella or excess policy) shall be:

$1,000,000 Each Occurrence/Annual Aggregate

The Cyber Liability coverage may be included as part of the Professional Liability coverage required above.

GENERAL CONDITIONS:

The insurance provided by Vendor shall apply on a primary basis to any insurance or self-insurance maintained by the City. Any insurance or self-insurance maintained by the City shall be excess of, and shall not contribute with, the insurance provided by Vendor.

Except as otherwise specifically authorized by this Agreement or where prior written approval has been obtained from the City hereunder, the insurance maintained by Vendor shall apply on a first dollar basis without application of a deductible or self-insured retention. To the extent there is any deductible or self-insured retention applicable to any required insurance, Vendor shall be solely responsible for paying such deductible or self-insured retention, including any amounts

owed under such deductible or self-insured retention on behalf of the City, or its members, officials, officers and employees.

Compliance with these insurance requirements shall not limit the liability of Vendor or any Sub-Contractor. Any remedy provided to the City by the insurance provided by the Vendor shall be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of Vendor) available to the City under this Agreement or otherwise.

Neither approval by the City nor failure to disapprove insurance furnished by Vendor shall relieve Vendor from responsibility to provide insurance as required by this Agreement.

Vendor shall deliver to the City the required certificate(s) of insurance and endorsement(s) before the City signs this Agreement.

Vendor's failure to obtain, pay for, or maintain any required insurance shall constitute a material breach upon which the City may immediately terminate or suspend this Agreement. In the event of any termination or suspension, the City may use the services of another Vendor or Vendors, without the City incurring any liability to Vendor.

At its sole discretion, the City may obtain or renew Vendor's insurance, and the City may pay all or part of the premiums. Upon demand, Vendor shall repay City all monies paid to obtain or renew the insurance. The City may offset the cost of the premium against any monies due Vendor from the City.

The Vendor shall furnish to the City Certificates of Insurance allowing thirty (30) days' notice for any change, cancellation, or non-renewal. Such Certificates shall contain the following wording:

(ACCORD) "SHOULD ANY OF THE ABOVE-DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL THIRTY (30) DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED HEREIN."

If the insurance policies expire during the terms of the Contract, a renewal certificate or binder shall be filed with the City fifteen (15) days prior to the renewal date.

Certificates of Insurance must be completed as follows:

Certificate Holder

City of Fort Pierce
Attn: Purchasing Division
P.O. Box 1480
Fort Pierce FL 34954-1480

Additional Insured
City of Fort Pierce and their members, officials, officers and employees.

SECTION III

INSTRUCTIONS TO PROPOSERS

1. PURPOSE

The City is seeking a qualified consultant team to maintain and improve its CRS Class 6 rating, advance to Class 5, and develop a climate resilience program. The selected team will support ongoing activities related to FEMA's CRS program, flood mitigation, hazard identification, sea level rise adaptation, and regulatory compliance.

2. RFQ OPENING DATE

Qualifications are due on or before **3:00 PM, MONDAY, FEBRUARY 3, 2025.**

3. SUBMISSIONS OF PROPOSALS

Proposal response may **only** be submitted electronically. Please see below instructions for submitting your proposal response.

3.1 OPTIONS FOR ELECTRONIC SUBMISSIONS

Are as follows:

- Via Demandstar Website, (www.demandstar.com) Electronic Bid (E-Bid).
- By forwarding your response, pdf format to purchasing@cityoffortpierce.com no later than 3:00PM EST. **If you decide to use this submission option, your entire submission must be submitted electronically. Please do not mail hard-copies.**

  Copies of the proposal documents are available electronically from the Purchasing Division by e-mail request to purchasing@cityoffortpierce.com or on the website of Demandstar.com (www.demandstar.com) and the web site of the City of Fort Pierce (http://www.cityoffortpierce.com/187/Purchasing).

Any proposals received after the designated time and date listed above will be returned unopened.

4. INQUIRIES/QUESTIONS

4.1 All inquiries shall be in a written format and addressed to the Economic Development Manager with a copy to the Purchasing Agent:

TO
Paul Thomas
Building Official
100 North US Highway 1
Fort Pierce, FL 34950
Fax: 772-467-3848
Email: pthomas@cityoffortpierce.com

COPY TO
Gelencia Carter
Purchasing Manager
100 North US Highway 1
Fort Pierce, FL 34950
Fax: 772-467-3848
Email: purchasing@cityoffortpierce.com

4.2 No inquiries will be received no later than, **5:00PM, Friday, January 24, 2025.**

5. SUMBITTAL REQUIREMENTS

It is not necessary to return every page of this document with your proposal response; return
only the pages that require signatures or information requested below:

- Completed Proposer Acknowledgement Cover Page
- All Required Forms (See **Required Forms**, section VI)
- Certificate of Use, (See item numbered 9, below)
- Business Tax Receipt (See item numbered 10, below)
- Proof of Insurance (See item numbered 11, below)
- Addenda – issued subsequent to the release of this solicitation must be signed and returned with the firm's Proposal. Failure to return signed addenda may be cause for the Proposal to be considered non-responsive.

6. TERMS OF CONTRACT

A. The period of this Agreement shall be for **three (3) years.** This Agreement may, by mutual written assent of the parties, **be extended for two (2) additional twelve (12) month periods or portions thereof, up to a cumulative total of up to sixty (60) months.**

B. The agreement may be terminated prior to the expiration of the term for any reason upon thirty (30) days' written notice. The agreement shall automatically and immediately terminate should the individual(s) performing services no longer maintain certifications required.

C. The Building Director for the City shall be considered the authority having jurisdiction for purposes of interpretation and enforcement of the Code. If/when a conflict of interpretation arises between the City and proposers' firm, the Building Director of the City shall make the final ruling.

D. The agreement may be terminated should the firm exceed review timelines imposed by State Statute three times in any one-month period.

7. TIME EXTENSION AND CONTINUATION OF WORK

7.1. TIME EXTENSION

The CITY may extend this Contract up to one hundred eighty (180) days beyond the expiration date of the existing contract. The rates in effect on the last day of the contract shall remain in effect for the contract extension period. Additional extensions shall be subject to agreement of both parties.

7.2. CONTINUATION OF WORK

Any work that commences prior to and will extend beyond the expiration date of the current contract period shall, unless terminated by mutual written agreement between the City and the successful consultant, continue until completion at the same rates, terms and conditions. This must be approved in advanced by the Purchasing Manager, or designee.

8. COMPENSATION / BILLING / INVOICING

All invoices must contain the Purchase Order number, the required identification information, and reflect the Contract prices, terms, and conditions. Invoices containing deviations or omissions will be returned to the consultant for correction and resubmission. Consultants shall not perform any service or provide products until they have been issued an approved Purchase Order. Service invoices shall be billed monthly at a contracted hourly rate that shall represent the total compensation for services.

9. CERTIFICATE OF USE

Effective July 1, 2024, the City adopted Ordinance 24-019 amending Chapter 22. The ordinance removed the requirement for a Business Tax Receipt and replaced it with a required Certificate of Use. Certificates of Use are required for all businesses within city-limits occupying commercial locations, home-based businesses and non-profit organizations. If your business is located in the City of Fort Pierce city-limits, please provide a copy of your Certificate of Use with your submittal.

10. BUSINESS TAX RECEIPT (OCCUPATIONAL LICENSE)

Provide a valid Business Tax Receipt (Occupational License) from your jurisdiction with your submittal.

11. CERTIFICATE OF INSURANCE

To do business with the City of Fort Pierce, you must provide proof of insurance to include general liability, workers compensation, and automobile insurance with proposal submittal. If awarded, insurance must comply with the Required Limits of Insurance as indicated in Section II of the specifications.

12. W-9 TAXPAYER IDENTIFICATION NUMBER AND CERTIFICATION FORM

The Proposer will be required to return a completed W-9 Taxpayer Identification Form with their proposal submittal. **see Section VI - Required Forms**.

13. E-VERIFY

Consultants: Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Consultant during the term of the contract; and shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

14. ADDENDUM

Should revisions to the Proposal Documents become necessary, the City will provide a written addendum to all proposers who received a proposal package from the City's Purchasing Department. Proposers who obtain Proposal Documents from other sources must officially register with the City's Purchasing Department in order to be placed on

the mailing list for any forthcoming addendum or their official communications. Failure to register as a prospective Proposer may cause your proposal to be rejected as non-responsive if you have failed to submit a proposal with an addendum acknowledgment for the most current addendum. Previous addenda are deemed received when a subsequent addendum is acknowledged. It is the Proposer's responsibility to contact the City in the event that a previous addendum is not received. Latest addendum shall be signed and returned with the proposal as acknowledgment of addendum.

15. RESERVED RIGHTS

15.1. The CITY reserves the right to accept or reject any or all submittals, in whole or in part, for any reason whatsoever, to waive minor irregularities and technicalities, and to request resubmission. Also, the CITY reserves the right to accept all or any part of the submittal and to increase or decrease quantities to meet additional or reduced requirements of the CITY. Any sole response received by the submission date may or may not be rejected by the CITY depending on available competition and current needs of the CITY.

15.2. CCNA Statutes recommends a minimum of three (3) qualified professional, experienced, and capable proposers by which to move forward to the evaluation stage. However, the Purchasing Manager may determine that a single proposal is acceptable.

15.3. To be **responsive**, a proposer shall submit qualifications which conforms in all material respects to the requirements set forth in the RFQ. To be a **responsible** proposer, the proposer shall have the capability in all respects to perform fully the contract requirements, and the tenacity, perseverance, experience, integrity, reliability, capacity, facilities, equipment, and credit which will assure good faith performance. Also, the CITY reserves the right to make such investigation, as it deems necessary to determine the ability of any proposer to deliver the goods or service requested. This information may be obtained from the proposer or any credible source. All information request will be done through the Purchasing Division. Such information may include but shall not be limited to: current financial statements, verification of availability of equipment and personnel, and past performance records.

15.4. The City may disqualify a proposer from being awarded a City contract if the Purchasing Manager determines after an investigation that the proposer is "not responsible," based on a poor performance record with the City, a lack of adequate equipment and personnel, insufficient financial wherewithal, or other factors that indicate the proposer is not capable of performing the contract.

15.5. Unless otherwise stated in this RFQ specification, any contracts resulting from this RFQ are non-exclusive. The CITY reserves the right, in its sole opinion, to purchase goods or services listed in this RFQ through the State of Florida Contracts, cooperatives, other current government contracts, and non-profit contracts as provided in the City of Fort Pierce Procurement Code. The CITY reserves the rights to solicit separate requirements that are a portion of a larger

contract as a whole. Additionally, at the City's sole option, additional contracts may be entered into as a result of such situations as unusual volumes, time/delivery requirements, special requirements, other brands, lease, project specific requirements, or similar situations.

15.6. If any contract awarded as a result of this RFQ is terminated, the CITY reserves the right to go to the next lowest **responsive** proposer with the balance of the contract, unless otherwise stated in the RFQ specification.

16. PROFESSIONAL STANDARDS

16.1. The successful proposer shall covenant and agree that it and its employees have complied with the Florida Statutes pertaining to the licensing of employees, as applicable.

16.2. In the event the successful proposer shall be placed in any form of bankruptcy or make an assignment for the benefit of creditors, the City may declare the same a default of the agreement which may be terminated pursuant to these terms and conditions.

16.3. Section 287.055(6)(a), Florida Statutes, requires the following provisions to be made a part of the Agreement.

16.4 The successful proposer warrants that it has not employed or retained any company or person, other than a Bonafide employee working solely for the successful proposer, to solicit or secure the agreement, and that it will not pay or agree to pay any person, company, corporation, individual or firm other than a Bonafide employee working solely for the successful proposer any fee, commission, percentage, gift or other consideration contingent upon or resulting from the award or making of the agreement. For breach or violation of this condition, the City shall have the right to terminate the agreement without liability and at his discretion to deduct from the agreement price or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

16.5. Performance of Contract Holder

It is understood and agreed that the CITY will not permit or authorize CONSULTANT to perform less than 51 percent of the total contract work with other than its own organization. This requirement may be waived by the Purchasing Manager under special circumstances

17. APPLICABLE LAWS

Proposers must be authorized to transact business in the State of Florida. Copy of the Registration Certificate and information should be submitted with proposal but is not required. Registration must be completed before a contract can be signed. Applicable provisions of all federal, state, county and local laws and of all ordinances, rules and regulations shall govern development submittal and evaluation of all proposals received in response hereto and shall govern any and all claims and disputes which may arise between person(s) submitting a proposal response hereto and the City of

Fort Pierce, by and through its officers, employees and authorized representatives, or any other person, natural or otherwise and lack of knowledge by any proposer shall not constitute a cognizable defense against the legal effect thereof. This includes revisions or as amended thereof. Any involvement with the City of Fort Pierce shall be in accordance with but not limited to:

17.1. City of Fort Pierce Ordinances

17.2. Florida State Statute 287.055: Consultants Competitive Negotiation Act (CCNA)

17.3. Pursuant to Florida Statutes Section 119.071, Public Records, General exemptions from inspection or copying of public records, sealed proposals received by the CITY.

17.4. It shall be the responsibility of the proposer to assure compliance with all other federal, state, county, or city codes, rules, regulations or other requirements, as each may apply.

Pursuant to this solicitation are exempt from s. 119.07(1) and s. 24(a), Art. I, of the Florida Constitution, until such time as the agency provides notice of a decision or intended decision pursuant to s. 119.071(2) or within 30 days after proposal opening, whichever is earlier

18. MINORITY PARTICIPATION AND OUTREACH PROGRAM

Describe your firm's program and/or policies in regard to minority and non-discrimination, including the firm's history of Minority and Women Owned Business Enterprise (M/WBE) participation. Include a strategy for promoting minority participation in this project and a realistic goal for participation. List references of Owners, M/WBE firms or consultants who can speak to your firm's utilization of M/WBE on previous projects.

19. TIE BREAKERS

19.1. The Evaluation Committee may choose to resolve a tie using the criteria below or require additional materials or interviews as the Committee so determines.

19.2. In the event of any tie (in the ranking criteria) the following may take effect:

a. If there is a tie (two or more firms have the same number of 1st place rankings), then the firms that has the highest number of 1st place and 2nd place rankings shall be the first ranked firm. This method shall be used for all ties.

b. If there is a tie (two or more firms) having the same number of 1st and 2nd place rankings the following will take effect:

19.3. Preference must be given to vendors submitting a certification with their proposal certifying they have a drug-free workplace in accordance with Section 287.087, Florida Statutes. This requirement affects all public entities of the State and becomes effective January 1, 1991. The special condition is as follows:15.6 Preference shall be given to businesses with drug-free workplace programs.

Whenever two or more proposals which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a proposal received from a business that certifies that is has implemented a drug- free workplace program shall be given preference in the award process. Established procedures for processing tie proposals will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

a. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

b. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

c. Impose a sanction on or require the satisfactory participation in a drug abuse assist and/or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

d. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

e. In the event of any tie between consultants that have a Drug Free Workplace program in place in accordance with Section 287.087, Florida State Statutes, a coin toss will determine who shall be awarded the contract or receive the first opportunity to negotiate, as applicable.

20. CONSULTANT'S AUTHORIZED SIGNATURE.

The proposal shall be signed by an official authorized to bind the consultant in a contractual agreement. The consultant shall provide the following information: Name, address, and telephone number, and email address of the individual(s) with authority to negotiate and contractually bind the consultant. It is also necessary that the name of a contact individual be given who can respond to questions generated during the evaluation process.

21. ACCURACY OF QUALIFICATION SUMMARY

Any Proposer which submits in its proposal to The City of Fort Pierce any information which is determined to be substantially inaccurate, misleading, exaggerated, or incorrect, shall be disqualified from consideration.

22. SPECIAL CONDITIONS

It will be the responsibility of the successful Proposer to supply necessary labor for the completion of services if requested by the City of Fort Pierce. The City, by written notice, may terminate in whole or in part any Contract resulting from this RFQ when

such action is in the best interest of the City If the Contract(s) are so terminated the City shall be liable for only payment for services rendered prior to the effective date of termination. Services rendered will be interpreted to include costs of items already delivered plus reasonable costs of supply actions short of delivery.

It shall be the responsibility of the successful Proposer to maintain Worker's Compensation insurance, professional liability, property damage liability insurance, and vehicular liability insurance; during the time any of his/her personnel are working on City of Fort Pierce property. Loss by fire or any other cause shall be the responsibility of the vendor until such time as the items and/or work has been accepted by the City. The successful Proposer shall furnish the City with a Certificate of Insurance after award has been made prior to the start of any work on City property. Said insurance companies must be authorized to do business in the State of Florida and the City will not accept any company that has a rating less than B+ in accordance to A.M. Best's Key Rating Guide, latest edition.

The City of Fort Pierce reserves the right, before awarding a contract to require a Proposer to submit such evidence of qualifications as it may deem necessary and may consider any evidence available to it of the financial, technical, and other qualifications and abilities of a Proposer, including past performance (experience) with the City in making the aware in the best interest of the City.

The successful Proposer shall at all times guard from damage or loss of property of the City or of their vendors, Contractors, or Consultants and shall replace and/or repair any loss or damage unless such has been proven to have been caused by the City, other vendors, Contractors, or Consultants. The City may withhold payment or make such deductions as it may deem necessary to insure reimbursement for loss or damage to property through negligence of the successful proposer or his agent.

The City is a governmental entity responsible for performing a public service and therefore has a legitimate interest in promoting the goals and objectives of the agency. The work under this contract involves a project consistent with these goals and objectives. Consequently, the City is desirous of satisfactorily completing and successfully promoting this project with the cooperation of its consultant. Therefore, as

the City's Consultant for this project, the Consultant assures the City that the Consultant, its employees, sub-consultant(s) and assigns will refrain from acting adverse to the City's legitimate interest in promoting the goals and objectives of the project. The Consultant agrees to take all reasonable measures necessary to effectuate these assurances. In the event the Consultant determines it is unable to meet or promote the goals and objectives of the project, it shall have the duty to immediately notify the City. Upon such notification, the City, in its discretion, may terminate this Contract.

23. REQUEST FOR ADDITIONAL INFORMATION

The proposer shall furnish such additional information as the City of Fort Pierce may reasonably require. The City reserves the right to make investigations of the qualifications of the proposer as it deems appropriate. During the proposal evaluation, the City of Fort Piece reserves the right to request additional written information to assist in the evaluation of these qualifications.

24. PROHIBITION AGAINST CONTINGENT FEES

It shall be unethical for a person to be retained, or to retain any company or person, other than a Bonafide employee working solely for the Proposer to solicit or secure a Contract and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a Bonafide employee working solely for the Proposer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from award or making of this Contract. For the breach or violation of this provision, The City of Fort Pierce shall have the right to terminate the Contract at its sole discretion, without liability and to deduct from the Contract price, or otherwise recover, the full amount of such fee, commission, percentage, gift, or consideration.

25. REFERENCES

Please provide a detailed list of reference showing your expertise and experience in providing the services requested. A minimum of two (2) Customer references are required for this Proposal. References should include name of the customer, address, contact person and telephone number.

SECTION IV

STATEMENT OF WORK

1. BACKGROUND INFORMATION

The City of Fort Pierce, Florida is located in St. Lucie County, with an estimated population of 52,000 residents. Fort Pierce is the second largest city in St. Lucie County. The National Flood Insurance Program's (NFIP) Community Rating System (CRS) was implemented in 1990 as a voluntary program for recognizing and encouraging community floodplain management activities exceeding the NFIP's minimum standards, flood insurance rates which are calculated by the Federal Emergency Management Agency's (FEMA) NFIP, are determined in part by the work that each community does to reduce the effects of flooding in the community. The CRS uses a Class Rating system that is similar to fire insurance rating to determine flood insurance premium reductions for residents. The CRS Class Ratings are rated from 10 (no premium reduction) to 1 (45% premium reduction). Each class rating improvement accounts for an additional 5% premium reduction.

2. SUMMARY

This RFQ will be utilized by the City to secure the services of a qualified and experienced consultant team that will work with the City to maintain the current CRS Class 6 rating and assist in advancing to Class 5 in addition to developing and implementing a successful resilience program. The City will select and contract with a firm/muti-disciplinary team that specializes in National Flood Insurance Program (NFIP) Community Rating System (CRS) and is able to bring other professional team members to work with staff to achieve the City's climate resilience and flood mitigation goals. The Consultant team will perform, facilitate, coordinate, and oversee ongoing and future activities related to FEMA's CRS program, hazard identification, flood mitigation, climate resilience planning sea level rise adaptation, regulatory compliance, legal risk analysis and related consulting on an as-needed basis.

3. SCOPE OF WORK

Part One: Assist in maximizing points in our current activities and implementing new activities in order to obtain a class 5 or better during the 2026 cycle visit.

Part Two: Assist in gathering, organizing and providing required documentation to ISO/CRS Specialist on an annual basis.

Organize: Review documentation from the City's previous CRS cycle verification and identify the CRS activities that are currently credited and identify the documentation requirements to maintain the current credit if applicable in the *2017 CRS Coordinator's Manual and the 2021 Addendum to the 2017 CRS Manual.* Identify potential new credit along with the documentation requirements for additional credit under the *2017 CRS Coordinator's Manual and the 2021 Addendum to the 2017 CRS Manual.*

Interviews: Conduct in person meetings with City staff to review the current CRS program and to discuss the additional documentation requirements for the City's CRS cycle verification visit.

CRS Review Report: Provide a report of preliminary findings to the Floodplain Administrator. This report shall include the documentation requirements for the CRS activities discussed during the interview process along with suggestions for activities that the City may want to implement for additional CRS credit.

Implementation: Assist in preparing ordinances, manuals, and procedures in order to implement or maximize CRS credits.

Prepare Documentation for the Cycle Verification: At a time agreed upon by both parties and prior to the 2026 CRS Verification visit, the City will submit, for review, the documentation outlined in the written CRS Review Report. The documentation will be processed and prepared for submission to ISO. It is expected that there will be significant coordination with staff to obtain the documentation in the format that is required by the CRS program. All the collected documentation will be merged to a PDF format that is organized to assure maximum CRS credit by the ISO/CRS Specialist. The completed CRS cycle verification document will be submitted on or before the CRS cycle verification visit date.

CRS Cycle Verification Visit: Attend the CRS cycle verification visit and any required follow up visits.

Follow-up Documentation: If the ISO/CRS Specialist request additional documentation or a modification to the submitted documentation, assist City staff with the follow-up requests until all requests are satisfied.

4. EXPERTISE REQUIRED

Expertise required the by the selected consulting team for Community Rating System (CRS) and Climate Resilience Professional Support Services include:

- Certified Floodplain manager with expertise in the NFIP CRS program and specifically with the Sea Level Rise criteria in 452.b. Watershed Master Plan (WMP).
- Knowledge of water management issues in the City of Fort Pierce and vicinity areas affecting the City with respect to projected climate change impacts, such as coastal/tidal/compound flooding, sea level rise, coastal erosion, shifting ecosystems, nutrient enrichment, elevated water table and the impacts to communities associated therewith.
- GIS-related tasks along with extensive experience in climate change and H&H modeling in Southeast Florida. Expertise in Southeast Florida water resources to perform the required support services or tasks listing in this statement of work.

- Knowledge and experience in climate change impact analysis, public outreach, education and economic analysis specific to climate change adaptation projects.
- Demonstrated, successful experience in the development of sustainability best management practices and how they merge with resilience efforts for local governments in Florida.
- Locally relevant experience with state and federal policy and programs to address the built environment, natural environment, and transportation systems.
- Successful experience in conducting productive public meetings that disseminate information, promote interest and awareness of resilience planning, and receive, track, respond to, and incorporate public comments and inquiries.
- Knowledge and experience in developing and implementing local resilience action plans with consideration of factors such as local economic growth, environmental conservation and how the unique needs and characteristics of the City of Fort Pierce plays a role in such activities.
- Knowledge of existing funding streams (State, federal and non-governmental organizations at a minimum) for resilience-related projects and demonstrated ability to apply for and obtain such grants.
- Ability to analyze and demonstrate the economic dynamics of resilience in terms of both present day and future conditions including the return on investment for specific types of adaptation projects.
- Other CRS and resilience-related tasks as required by City staff.

5. ELIGIBILITY AND MINIMUM QUALIFICATIONS

A. Proposers will be eligible to respond to this Request for Qualifications if the proposing firms demonstrate that they or the principals assigned to the project have successfully completed services similar to those specified in the Scope of Services of this RFQ.

B. Proposers must include as a part of the RFQ submittal, sufficient documentation, client references, and qualifications to support their ability and experience to perform the services contained in the RFQ.

5.1 Qualifications include at least one member of the team that is:

A. Florida experienced Certified Flood Manager (CFM).

B. An AICP Certified Land Planner, with experience in Florida with local governments.

6. PROJECT TERM

The City intends to award a contract for a three (3) year period starting from the commencement date, with an option for two (2) one-year renewal

periods contingent upon satisfactory performance and determination that it's in the City's best interests to renew the contract.

7. PROJECTS AND WORK ORDERS

Purchase orders shall be issued by the City on an as-needed basis. At the time each service requirement is identified, a detailed statement of work and project schedule will be provided to the Consultant. The Consultant shall then provide a detailed level of effort, project, and staffing schedule that conforms to the specific project and schedule requirements. A firm fixed price for that effort will be negotiated based on the pre-determined rate schedule (hourly labor rates and /or unit pricing) included in the contract at the time of contract execution. Depending on the nature of the project, some work orders may be billable on a time and materials basis subject to completion of designated milestones and documentation of hours expended. Payment in all cases will be subject to successful completion of tasks and City acceptance of deliverables and/or project milestones.

No work is authorized until such time as a work order is fully executed by the Parties. Any work provided under a revision or amendment to a work order is not authorized until the amendment is fully executed by the Parties. No minimum quantity of work orders is guaranteed.

Upon completion of each work order, the City's project manager will prepare performance evaluations which will be documented and shared with the consultant. The City will maintain a history of project performance for the Consultant(s) which will become an important factor in the consideration of future work order awards.

7.1 Consultant(s) awarded work orders will include:

- Provide timely delivery of services and resources;
- Screen employees for work orders to ensure they meet required qualifications and check references before recommending to City;
- Supervise consulting and sub-consulting staff; oversee their work and performance;
- Manage the project (timelines, budget, deliverables, contingencies) and track the progress;
- Quality assures all deliverables; ensure written reports are polished and coherent;
- Communicate regularly with City staff/project managers.

The City shall assist the Consultant by placing at the Consultant's disposal all available information pertinent to the Project (Including previous reports and any other relevant documents and date relative to the Project.). The Consultant is ultimately responsible for satisfying itself as to accuracy of any data provided, and furthermore, the Consultant is responsible for bringing to the City's attention, for the City's resolution, any material inconsistencies or errors in such data which come to the Consultant's attention.

8. DELIVERABLES

Deliverables shall be submitted by the Consultant as delineated in the Statement of Work for each work order. The deliverables shall be submitted on or before the date provided in the Schedule of Tasks and Deliverables. The City shall review, comment, reject and/or approve the deliverable as being acceptable.

9. TIME SCHEDULE AND TIME FRAMES

Schedules shall be included in detailed work orders issued under the Contract and shall be based on the number of continuous calendar days following the work order execution date to complete specific tasks of the project. If the City reviews and comments are necessary to proceed with a task, then a specified City review time shall be included in the schedule.

10. PROJECT LOCATIONS

Project locations may be anywhere within the City's boundary and shall be detailed in work orders issued under the Contract.

11. PERFORMANCE EVALUATION

The awarded Vendor(s) will receive a performance evaluation by City Staff on all projects. Projects with a term of six (6) months or more at a minimum, the Project Manager shall complete performance evaluations at the mid-point of the project term or more frequent intervals as required and a the time of project completion. Should the services provided by the Consultant fail to meet the expectations of the City's Project Manager, the Consultant shall have a period of ten (10) working days from the date notice is given to the Consultant by the City, to correct all deficiencies in the Consultant's services. All corrections will be made to the satisfaction of the City's Project Manager. Inability to correct all deficiencies within the specified ten days shall be good and sufficient cause to immediately terminate the agreement without the City being liable for any and all future obligations as determined by the City at its sole discretion. The City, in its judgment, may elect to compensate the Consultant for any accepted work product through the date of termination of an authorized work order, provided it is in a form that is sufficiently documented and organized to provide for subsequent utilization in the completion of the work product.

The Project Coordinator shall contact a Building Department representative to advise of any performance issues so that they can assist with efforts to bring performance back to acceptable standards. In the event an evaluation is deficient, even after efforts have been taken by the City to improve performance, the Project Coordinator shall coordinate with Building staff to determine what action needs to be taken under the circumstances.

12. LICENSES

Proposers, both corporate and individual, must be fully licensed and/or certified for the type of work to be performed in the State of Florida & the City of Fort Pierce prior to the signing of a contract. Should the Proposer not be able to obtain licenses and certifications, then contract negotiations will be terminated. Any

certifications, licenses, or fees required shall be the responsibility of the Proposer. No separate or additional payment will be made for these costs. Adherence to all applicable code regulations, Federal, State, County, the City of Fort Pierce, etc., are the responsibility of the Proposer. The selected Proposer shall be responsible for knowledge of and compliance with all relative local, State and Federal codes and regulations.

13. EVALUATION CRITERIA/SCORING

Pursuant to with the Consultant's Competitive Negotiation Act (CCNA), Florida Statutes Section 287.055, et seq., and the policies and procedures of the City of Fort Pierce, the City is soliciting Statements of Qualifications for evaluation and ranking for determination and selection of a consultant to provide the professional services as listed in the Statement of Work, section IV. The City will convene a selection committee comprised of three (3) or more City staff members each of whom will independently evaluate and rank the submittals in comparison to each of the selection criteria outline herein. The successful proposers will be selected based upon the total cumulative scores of the selection committee. If following review and initial evaluation of the submittals, the review committee deems it necessary, a short list of firms may be invited to make presentations for final evaluation, with the selection of the successful firm being based on the committee's ranking of the presentations.

13.1 EVALUATION CRITERIA

The City of Fort Pierce shall be the sole judge of its own best interests, the qualifications, and the resulting negotiated agreement. Prospective consultants are advised that the selection of a consultant for contract award will be made after careful evaluation of qualifications. The determination shall be based upon the evaluation criteria and respondents shall provide, as a minimum the information listed under each criterion. The Qualification category is designed to provide information about your firm. Therefore, the said information will be used in evaluating the firm's qualifications to perform the advertised work. Proposals will be evaluated by the Selection Committee in accordance with weighted criteria listed below. **Evaluation criteria will include, but will not be limited to the following:**

Category Title	Category Description	Submittal Tab(s)	Points
Executive Summary	Details on how you plan to provide your services based on the specifications or scope of work provided in this solicitation.	Tab 1	10
Qualifications of Company	Includes company qualifications, introduction, and company information.	Tab 2	25

Personnel	Personnel qualifications	Tab 3	30
Services/References	Services (past projects) and references that support your comments on the services you provide. Past clients related experience with your company.	Tabs 4 and 5	35
		Total	**100**

13.2 EVALUATION METHODOLOGY

A Selection/Negotiation Committee (SNC) shall be responsible for short-listing the most qualified firms. The Selection Committee may also, at its sole discretion, request additional or clarifying information from any responder. The Selection Committee may expressly request such information to remedy any incomplete response but will not be obligated to do so. Failure to provide the information could result in the rejection of the responder's proposal. The occurrence or absence of such a request shall not be cause for objection by any responder. Proprietary information from competing responders shall not be disclosed to the public or to competitors prior to any award subject to Public Records Law, Chapter 119, Florida Statutes.

For project specific RFQ's, staff reserves the right to negotiate an agreement with the selected firms individually based upon ranking to reach an agreement; for continuing services type agreements, the SNC reserves the right to negotiate concurrently with selected firms, whereby one or multiple firms will then be recommended to the City Commission for award.

The City reserves the right to award single or multiple contracts if it is deemed to be in the best interest of the City. The City also reserves the right to reject any and all qualifications proposals. With all factors considered, awards will be made to respondent(s) whose qualifications are deemed, in the sole discretion of the City to best serve the public interest of the City.

The City may act only through the City Commission. The proposer may not rely on any representations by the City other than as approved by official action of the City Commission. **The Submittal Package (or sections thereof) of the successful respondent(s) may be incorporated in any Contract that ensues.**

13.3 SELECTION PROCESS

A. A Selection and Evaluation Committee consisting of the City's staff members, will review each written submission for compliance with the requirements of the RFQ, including verifying that each Proposal includes all documents required. In addition, the Committee will ascertain whether the provider is qualified to render the required services according to State regulations and the requirements of this RFQ.

A. In the event less than three (3) firms express interest in a solicitation or less than three (3) are deemed qualified by the Selection Committee, then Procurement Services shall make a determination as to whether to proceed with the lesser number of firms. If the decision is to re-advertise, and after a subsequent advertisement, resulting in three (3) firms that still cannot be qualified, then the City shall proceed hereunder with the qualified firms.

B. The Selection Committee will evaluate, score, and rank all responsive and responsible proposals based on the requirements of the RFQ and may create a shortlist of a minimum of three (3) firms deemed to be the most highly qualified to perform the required services. In the event there are less than three (3) responsive proposals, the Committee will give further consideration to all responsive proposals received.

C. The Selection Committee may, at its sole discretion, request additional information or clarification of any information submitted by Respondent(s).

D. The Selection Committee may conduct discussions, interviews, or require presentations from the shortlisted firms. Upon completion of the discussions, interviews, or presentations, the Committee will re-evaluate, re-rate, and re-rank the proposals remaining in consideration based upon the evaluation criteria listed above.

E. After the final ranking is completed, the City will present the short-listed firm to the City Commission for the approval to negotiate the fees for future projects. The negotiated fees will be included in an agreement developed from this Request for Qualifications.

F. After negotiation of the final contract and fees, the Committee recommendation for award will be submitted to the City Commission for approval.

G. The City reserves the right to include additional provisions if the inclusion is in the best interest of the City, as determined solely by the City. Assuming the successful negotiation of an agreement, the final contract will be submitted to the City Commission for their consideration and approval.

14. REJECTION CRITERIA

Submittals could be deemed as non-responsive if any of the following criteria exist (this list is not all-inclusive):

- Not all questions, instructions, and forms in the Qualification package

have been properly completed;

- The RFQ response is found to have concealed or contained false and/or misleading information;

- The City did not receive the RFQ package prior to the submittal deadline;

- Your firm is not licensed with the Florida Secretary of State to do business in Florida. You must submit a State of Florida Certificate of Status for your firm;

- All forms included with the application were not signed and/or submitted;

- The Qualification package signature page is not properly executed; and/or

- Completed Project Specific Reference forms are not returned with proposal.

SECTION V

INSTRUCTIONS FOR PREPARING PROPOSALS

The City deems certain documentation and information important in the determination of responsiveness and for the purpose of evaluating proposals. Proposals should seek to avoid information in excess of that requested, must be concise, and must specifically address the issues of this RFQ. The City prefers proposals to be no more than 150 pages in one complete pdf document. The proposals should be organized, divided, and indexed into the sections indicated herein. These are not inclusive of all the information that may be necessary to properly evaluate the proposal and meet the requirements of the scope of work and/or specifications. Additional documents and information should be provided as deemed appropriate by the respondent in the proposal to specific requirements stated herein or through the RFQ.

The complete proposal shall contain the following information and shall be submitted in the order shown below. Please address each section in your proposal submission and divide each section of your proposal, with identifying tabs.

TAB 1: Executive Summary

Indicate which of the professional service(s) your firm intends to provide, an overview of how you plan to provide your service(s) based on the evaluation criteria and specifications listed in this Request for Qualifications, and why you should be selected for this opportunity.

TAB 2: Qualifications of Company

a. Company Information.
b. A brief company history.
c. Number of years your organization has been in business as a provider of the services you are proposing to offer under this solicitation.
d. Number of years your organization has been in business under its present business name.
e. Location of Consultant's corporate headquarters and location of the office(s) where the work will be produced.
f. Experience
g. Experience of your company or firm with the services, products or combination thereof as stated in the scope of work or specification contemplated under this RFQ.
h. Elaborate brochure and presentation aids beyond those necessary to communicate the substance of the proposal are discouraged

TAB 3: Key Personnel

For the key individuals who will be marketing, consulting, estimating, coordinating, supervising, and managing before, during and after-sales services, warranty,

.

maintenance, and support services offered in response to this solicitation, in your response, provide a listing and the qualifications of these key individuals. Provide the name, title, qualifications, and experience in the area(s) of service(s) that they will be providing. Include awards, certifications, membership in professional organization and licensing. Resume may be included but key personnel qualification sheets are limited to 1 page per employee. Max number of key personnel is ten.

1. Provide organizational plan for management of project(s), including: The proposed relationship between key members and support staff and access of work each will be responsible for performing.

2. Identify all sub-consultants and sub-contractors authorized to be used for the work. Provide a brief narrative for each sub-consultant/sub-contractor and the work experience, field(s) of specialization, education, and certifications for key members.

TAB 4: Service (Include similar projects)

1. In comparing previous similar projects your organization is involved with or has completed, do you see any areas where your organization possesses unique experience, resources, product offerings, personnel or other service reputation that should be considered with your ability to provide timely, quality product or services for the City of Fort Pierce?
2. Number and size of relevant projects currently being performed, personnel assigned to and stage of completion of such project, status of each project relative to completion schedule.
3. Provide a description and dollar amount of any and all projects, which have been done, or currently being done during the past five (5) years for the City of Fort Pierce.

TAB 5: References

1. Provide a minimum of two (2) references which will subsequently be contacted by the City of Fort Pierce. Your references should include the following information:
   i. Name of reference organization
   ii. Contact person
   iii. Phone number
   iv. Email address

2. You may also include letters of recommendation by other references in this tab as well as any outstanding accomplishments of the firm that relates to the specific services being sought.

TAB 6: Required Forms

The completed forms in Section VI, Required Forms.

SECTION VI
REQUIRED FORMS

SUMMARY OF REQUIRED FORMS

Form No. 1 – Drug Free Workplace Certification (1 page)
The form may be used as part of a tiebreaker for tie scores. If your company does not have a Drug Free Workplace Program, you must mark this form N/A and return it with your RFQ package. If your company has a Program, sign and return the form.

Form No. 2 – Non-Collusive Form (1 page)
Each proposer shall execute an affidavit, in the form provided by the City, to the effect that he/she has not colluded with any other person, firm or corporation in regard to any proposal submitted. Such affidavit shall be attached to the proposal form.

Form No. 3 – Public Entity Crimes (3 pages)
A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal on a contract to provide any goods or services to a public entity, may not submit a proposal on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 of CATEGORY TWO for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

Form No. 4 – E-Verify Affidavit (1 page)
Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Consultant during the term of the contract; and shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term

Form No. 5 – Scrutinized Companies Certification (1 page)
Section 287.135, Florida Statutes, prohibits agencies from contracting with companies, for goods or services over $1,000,000, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Both lists are created pursuant to section 215.473, Florida Statutes. At the time a company submits a bid or proposal for a contract or before the company enters into or renews a contract with an agency or governmental entity for goods or services of $1 million or more, the company must certify that the company is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Form No. 6 – Affidavit Regarding the Use Coercion for Labor / Services (2 pages)
Pursuant to the Bill, Section 787.06(13), Florida Statutes, now requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute.

DRUG~FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certified that _____ does:

(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are proposed a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under Bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employees community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

_____

Proposer's Signature

_____

Date

NON-COLLUSION AFFIDAVIT
FOR PRIME PROPOSER

STATE OF_____

COUNTY OF _____

_____, being first duly sworn, deposes and says:

That he is _____

_____

(a partner or officer of the firm, etc.)

the party making the foregoing proposal or bid, that such proposal or bid is genuine and not collusive or sham; that said proposer has not colluded, conspired, connived or agreed directly or indirectly with any proposer or person, to put in a sham bid or to refrain from bidding, and has not in any manner, directly or indirectly sought by agreement or collusion, or communication or conference with any person, to fix the bid price of affiant or of any other proposer, or to fix any overhead, profit or cost element of said bid price, or of that of any other proposer, or to secure any advantage against the City of Fort Pierce, of the County of St. Lucie, or any person interested in the proposed contract; and that all statements in said proposal or bid are true.

_____

_____

(Firm Name)

By: _____

Title:_____

Subscribed and sworn to before me this _____

day of , _____2023.

_____

Notary Public

My Commission expires: (Seal)

_____

PUBLIC ENTITY CRIMES AFFIDAVIT
SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICER AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted by City of Fort Pierce
(Print name of the public entity).

by_____
(Print individual's name and title)

for_____

whose business address is_____

(If applicable) its Federal Employer Identification Number (FEIN) is_____

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: On the attached sheet). Required as per the IRS Form W-9.

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in paragraph 287.133(1)(a), Florida Statutes, means:
   a. A predecessor or successor of a person convicted of a public entity crime: or

   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person.

A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate. I understand that a "person" as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **(Please indicate which statement applies.)**

_____ Neither the entity submitted this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity nor affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, member, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1,1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearing and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (**Attach a copy of the final order**)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENI1F1ED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FWRIDA STATUTES, FOR CATEGORY TWO OR ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(Signature)

_____
(Date)

STATE OF _____

COUNTY OF_____

PERSONALLY APPEARED BEFORE ME, the undersigned authority_____

(Name of individual signing)

Who, after first being sworn by me, affixed his/her signature in the space provided above on this

day_____ of _____ , 20____.

_____

(NOTARY PUBLIC)

My Commission Expires: _____

E-VERIFY
AFFIRMATION STATEMENT

Description: Community Rating System (CRS) and Climate Resilience Professional Support Services

Pursuant to Section 448.095, Florida Statutes, Contractor/Proposer/Responder acknowledges and agrees:

(a) to register with and use the E-Verify System to verify the work authorization status of all persons employed by the Contractor/Proposer/Responder to perform employment duties during the term of the Contract, and

(b) to require any subcontractor (as defined in Section 448.095, Florida Statutes) assigned by Contractor/Proposer/Respondent to perform work pursuant to the Contract to register with and use the E-Verify System to verify the work authorization status of all persons employed by the subcontractor during the term of the Contract, and

(c) if Contractor/Proposer/Responder enters into a contract with a subcontractor, Contractor/Proposer/Responder shall obtain an affidavit from every subcontractor stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien and the Contractor/Proposer/Responder shall maintain a copy of such affidavit for the term of the Contract, and

(d) the Contractor/Proposer/Bidder shall use the E-Verify System during the term of the Contract, as a condition of the Contract.

Contractor/Proposer/Bidder Company Name: _____

Authorized Company Person's Signature: _____

Authorized Company Person's Title: _____

Date: _____

STATE OF FLORIDA
COUNTY OF _____
Sworn (or affirmed) and subscribed before me by means of □ physical presence or □ online notarization this ___ day of _____, 20____ by _____, who is

□ personally known or □ produced identification (ID produced: _____).

Signature: _____ (Seal)

NOTARY PUBLIC

My Commission Expires: _____

CERTIFICTION REGARDING SCRUTINZED COMPANIES LISTS

Respondent Name:_____

Respondent's Authorized Representative Name and Title: _____

_____

Address:_____

City: _____ State: _____ Zip: _____

Phone Number: _____ Respondent FEIN:_____

Email Address: _____

Section 287.135, Florida Statutes prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel. Section 287.135, Florida Statutes, also prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services of $1,000,000 or more, that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector Lists which were created pursuant to s. 215.473, Florida Statutes.

Certification:

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List. I further certify that the company is not engaged in a boycott of Israel. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject company to civil penalties, attorney's fees, and/or costs.

CITY OF FORT PIERCE
AFFIDAVIT REGARDING THE USE COERCION FOR LABOR OR SERVICES

Vendor name: _____

Authorized Representative's Name and Title: _____

Address: _____

City:_____ State:_____ Zip Code:_____

Phone Number: _____ Email Address:_____

Section 787.06(13), Florida Statutes, requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. As the person authorized to sign on behalf of Vendor, I certify that the company identified does not:

1. Use or threaten to use physical force against any person;
2. Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Cause or threaten to cause financial harm to any person;
6. Entice or lure any person by fraud or deceit; or
7. Provide a controlled substance as outlined in Schedule I or Schedule II of section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true.

By:_____ _____ _____

Authorized Signature | Printed Name and Title | Date

STATE OF FLORIDA
COUNTY OF _____

Sworn (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization

this ____ day of _____, 20____ by _____, who is

☐ personally known or
☐ produced identification (ID produced: _____).

Notary Public Signature: _____ (Seal)

Print Name: _____

My Commission Expires_____

REFERENCES

RFQ NO. 2025-009
COMMUNITY RATING SYSTEM (CRS) AND CLIMATE RESILIENCE PROFESSIONAL SUPPORT SERVICES

Contact Person & Title	
Email Address	
Phone No.	
Company Name	
Mailing Address	
City, State, Zip	
Type of commercial work contracted	
Contact Person & Title	
Email Address	
Phone No.	
Company Name	
Mailing Address	
City, State, Zip	
Type of commercial work contracted	

Form **W-9**
(Rev. October 2007)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

Business name, if different from above

Check appropriate box: ☐ Individual/Sole proprietor ☐ Corporation ☐ Partnership
☐ Limited liability company. Enter the tax classification (D=disregarded entity, C=corporation, P=partnership) ▶ .....
☐ Other (see instructions) ▶

☐ Exempt payee

Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

City, state, and ZIP code

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number

or

Employer identification number

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ Date ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),

2. Certify that you are not subject to backup withholding, or

3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity,

CITY OF FORT PIERCE CHECKLIST

This checklist is provided to assist each Proposer in the preparation of their proposal response. Included in this checklist are important requirements, which is the responsibility of each Proposer to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Proposer to read and comply with the Request for Qualifications in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is Request for Qualifications / Proposer Acknowledgement Cover Page (page 1) completed, signed and attached?		
Included proof of proper insurance and licensing as stated in proposal documents.		
Are all of the Required forms complete and included?		
Have all areas of the RFQ forms and related documents been signed off by and authorized agent of the company and / or witnessed / notarized where applicable?		
Are you registered on Demandstar to received addendums		
Is each Addendum (when issued) signed and included?		
Have you checked your submission for proper organization, tabs are correct?		
Are you in compliance with the page limitations?		
Did you submit your proposal electronically?		
Have you made sure your corporate address matches your Sunbiz information?		

PLEASE SIGN AND RETURN WITH PROPOSAL_____

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: LATONYA HUBBARD, PURCHASING AGENT, FINANCE DEPARTMENT, PURCHASING DIVISION

FROM: FELICIA HOLLOMAN, ASSISTANT CITY ATTORNEY FH

THROUGH: SARA HEDGES, CITY ATTORNEY *SH*

RE: COMMUNITY RATING SYSTEM (CRS) AND CLIMATE RESILIENCE RFQ NO. 2025-009 - REQUEST CHANGES TO CONTRACT

CAO RLS FILE: 25-259

DATE: AUGUST 13, 2025

I have reviewed the request for legal services related to requested changes to the contract for the Community Rating System and Climate Resilience services with Tetra Tech. Tetra Tech submitted a copy of the proposed contract with changes and comments, to which I will address below:

1) On page 2, under paragraph 2 ("Compensation"), the contract currently reads that upon completion of services and acceptance by the City, Tetra Tech can submit an invoice setting forth amounts due. Tetra Tech added a note, asking if the company may submit invoices monthly (or if it must be once a specific authorization is complete), and if this can be outlined in the specific authorization.

How the agreement is fashioned, with work to be done up front before an invoice may be provided, was contemplated to protect the City's interests. However, there are specific authorizations in other projects throughout the City that contemplate payment in steps. For example, if the specific authorization is for work to be done in phases, the specific authorization may allow for billing as specified by the specific authorization.

The decision on when and how to compensate the contractor is a question for the Building Department, Purchasing, and/or the City Manager. However, the most straight forward way to be billed and provide compensation is upon the completion of a specific authorization. If you wish to move in a different direction, then section 2.2 of the agreement may be edited to allow for a different invoicing scheme.

2) On page 9, under paragraph 10 ("Insurance"), the contract originally read:

"As evidence of compliance with insurance required herein…

(b) the original of the policy(ies); or

(c) other evidence satisfactory to the City. Such evidence shall include thirty (30) days written notice of cancellation to the City for all coverage."

Tetra Tech has edited this section to delete the requirement for original copies of insurance requirements and adds to subparagraph (a) "…in addition City reserves the right to

request copies of the original of the policy(ies) required herein." The note attached to this edit states that this change is "consistent with our last contract with the City" and that it is standard to allow a client the right to request copies of insurance policies, but it is rarely an "up front" requirement. It is unclear if Tetra Tech takes issue with providing proof of the insurance requirements before the engagement of services or if they take issue with providing original copies.

It is the recommendation of this Office that the section remain as written by the City – subsection (c) of the Insurance section allows "other evidence of insurance satisfactory to the City," which could be copies of the insurance coverage. However, this Office recommends (b), requiring original copies of the policy, remain as previously written. It is also recommended that proof of insurance, whatever that may be, should be provided ahead of any commencement of work in a specific authorization. The language of the bid also states that these insurance policies must be in place upon entering this agreement (see Section II of the RFQ, "Vendor at its own expense, shall procure and maintain throughout the term of this Contract…"), so proof of these insurance policies should be provided ahead of or at the time the contract is signed.

3) On page 10, under paragraph 10 ("Insurance"), Tetra Tech added a note that they cannot provide renewal information of their insurance until immediately prior to expiration. Again, this is a decision to be made by the Building Department, your Department, and/or the City Manager as to whether this provision should be edited to allow for proof of renewed insurance to be provided as soon as feasible, as long as coverage is continuous during the contract period.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

City Commission Regular Meeting - 5:05 PM **11. D.**

Meeting Date: 10/20/2025

Re: Approval of travel for Mayor Hudson to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel for Mayor Hudson to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

SUMMARY:

The Florida League of Cities 2025 Legislative Conference is where the city's leaders discuss and learn about important issues, finalize and adopt our legislative priorities, and share ideas and strategies on collaborating with state legislators.

RECOMMENDATION:

Approve

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk.

COORDINATED WITH:

Linda Hudson, Mayor

Attachments

Travel Documents

Form Review

Form Started By: Brittany Meredith Started On: 10/10/2025 12:03 PM

Final Approval Date: 10/10/2025

REGISTRATION INFORMATION
FLC 2025 Legislative Conference

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Renaissance Orlando at Sea
6677 Sea Harbor Dr
Orlando, FL 32821
407-351-5555

DATE: **10/02/25**

1. TRAVELER'S NAME: Linda Hudson
2. DEPARTURE DATE: 12/3/2025
3. RETURN DATE: 12/5/2025
4. DESTINATION: Orlando FL
5. CODE CHARGE: **001-1000-540300**
6. AMT BUDGETED: 20,000.00

DEPARTMENT: City Commission
DEPARTURE TIME: 12pm
RETURN TIME: 2pm
PURPOSE: FLC 2025 Legislative Conference

7. BALANCE AVAILABLE: **$20,000.00**

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	325.00			
* HOTEL BILL: Confirmation # 80609742	398.00			
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.70 226			158.20	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES			50.26	
* MISC. EXPENSES				
MEALS				
1 BREAKFAST @ $8.00			8.00	
2 LUNCH @ $8.00			16.00	
2 DINNER @ $20.00			40.00	
SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			4.48	
15% GRATUITIES			9.60	
TOTALS	723.00	0.00	291.54	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY: Linda W. Cox
DEPARTMENT SUPERVISOR

CITY MANAGER 10/3/2025
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

_____
_____
_____

* RECEIPT REQUIRED
REV 1/25 DLN

FLC
FLORIDA LEAGUE OF CITIES

Sign in Cart

FLC 2025 Legislative Conference

Register today for the **2025 Florida League of Cities Legislative Conference**.

The event will be held **December 4-5, 2025** at the **Renaissance Orlando at SeaWorld®**, located at 6677 Sea Harbor Drive in Orlando.

Florida League of Cities President Holly D. Smith, Vice Mayor of the City of Sanibel, will preside over the conference where she will rally the membership in support of the League's 2026 Legislative Platform.

You are essential to the League's legislative success. Join Florida's city leaders to discuss and learn about important issues, finalize and adopt our legislative priorities, and share ideas and strategies on collaborating with state legislators.

The registration fee for this event is **$325** and covers admission to all conference sessions, continental breakfasts, refreshment breaks and Thursday's luncheon and networking event. We look forward to seeing you there!

Schedule of Events*

Wednesday – December 3, 2025

1:30 p.m. - 5:30 p.m.
Registration Desk Open

2:00 p.m. - 3:30 p.m.
Florida League of Mayors Forum

Open to mayors and vice mayors/deputy mayors only. Registration information is available here.

5:00 p.m. - 6:00 p.m.

Florida League of Mayors Reception

Open to mayors and vice mayors/deputy mayors only. Registration information is available here.

Thursday – December 4, 2025

7:30 a.m.

Coffee Service

7:30 a.m. - 5:00 p.m.

Registration Desk Open

8:30 a.m. - 9:15 a.m.

Advocacy Committee Meeting

9:20 a.m. - 10:20 a.m.

Workshop

10:30 a.m. - 12:15 p.m.

Legislative Policy Committee Meetings

Development, Code Compliance, and Redevelopment

Finance and Taxation

Intergovernmental Relations, Mobility, and Emergency Management

Municipal Operations

Utilities, Natural Resources, and Public Works

12:30 p.m. - 1:45 p.m.

Keynote Luncheon

2:00 p.m. - 3:00 p.m.

Workshop

3:15 p.m. - 4:15 p.m.

Workshop

4:00 p.m. - 5:15 p.m.

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4:30 p.m. - 5:30 p.m.

Connect, Collaborate, and Caffeinate: Speed Networking for Elected Officials and Staff

This fast-paced, fun event is a great opportunity to meet, greet, and swap ideas and information with other city officials!

6:00 p.m. - 7:00 p.m.

Networking Event

Friday – December 5, 2025

8:00 a.m. - 11:00 a.m.

Registration Desk Open

8:15 a.m. - 9:30 a.m.

Membership Networking and Continental Breakfast

8:30 a.m. - 9:15 a.m.

Federal Action Strike Team Meeting

9:30 a.m. - 10:45 a.m.

Workshop

11:00 a.m. - 12:00 p.m.

Legislative Committee Meeting and Business Session

** Schedule subject to change. Check flcities.com for further updates.*

Hotel Information

The 2025 Legislative Conference will be held at the **Renaissance Orlando at SeaWorld®**, located at 6677 Sea Harbor Drive in Orlando. The group rate is **$179/night**, plus a reduced resort fee of **$20/night**, for an inclusive total of **$199/night**. Conference attendees will receive a 50% discount on self-parking. Based on current rates, those discounted fees will be **$20/day**. Complete reservation instructions will be sent with your registration confirmation. If the hotel is sold out at the time of your registration, please contact Melanie Howe for a list of alternative suggestions.

bing maps

A 100 N US Highway 1, Fort Pierce, FL 34950

B Renaissance Orlando at SeaWorld®

1 hr 47 min, 113 miles
Light traffic
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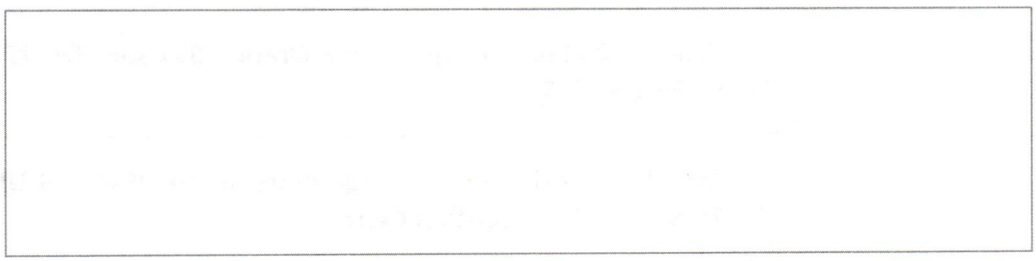
· Toll on route



A 100 N US Highway 1, Fort Pierce, FL 34950

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↑	23.	Take the **FL-528 W** freeway	2.6 mi
↱	24.	Take exit **1** on the right onto **International Dr**	0.4 mi
↰	25.	Turn left onto **International Dr** toward **SeaWorld**	0.3 mi
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↰	27.	Turn left onto **Florida Festival Dr**	0.2 mi
↱	28.	Turn right	453 ft
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B Renaissance Orlando at SeaWorld®

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Tolls	Fuel (Gas)	Total
$5.13	$13.12	$18.25

Directions

Fort Pierce, USA

- Turn right onto Orange Ave
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- Keep left onto SR-60 West toward Lake Wales
- Turn left onto 20th St
- Turn right to merge onto Florida's Turnpike
- Keep left to merge onto Florida's Turnpike North toward North Orlando
- Take exit 251 to merge onto SR-417 toward Tampa
- Keep left to merge onto SR-417 South toward Tampa, Disney World
- Take exit 10 onto CR-423, John Young Pkwy
- Keep right onto CR-423 North
- Turn left onto Central Florida Pkwy

City Commission Regular Meeting - 5:05 PM **11. E.**

Meeting Date: 10/20/2025

Re: Approval of travel for Commissioner Broderick to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel for Commissioner Broderick to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

SUMMARY:

The Florida League of Cities 2025 Legislative Conference is where the city's leaders discuss and learn about important issues, finalize and adopt our legislative priorities, and share ideas and strategies on collaborating with state legislators.

RECOMMENDATION:

Approve

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Michael Broderick, City Commissioner

Attachments

Travel Documents

Form Review

Form Started By: Brittany Meredith Started On: 10/10/2025 12:12 PM

Final Approval Date: 10/10/2025

REGISTRATION INFORMATION
FLC 2025 Legislative Conference

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Renaissance Orlando at Sea
6677 Sea Harbor Dr
Orlando, FL 32821
407-351-5555

DATE: **10/02/25**

1. TRAVELER'S NAME: Michael Broderick
2. DEPARTURE DATE: 12/3/2025
3. RETURN DATE: 12/5/2025
4. DESTINATION: Orlando FL
5. CODE CHARGE: **001-1000-540300**
6. AMT BUDGETED: 20,000.00

DEPARTMENT: City Commission
DEPARTURE TIME: 12pm
RETURN TIME: 2pm
PURPOSE: FLC 2025 Legislative Conference

7. BALANCE AVAILABLE: **$20,000.00**

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	325.00			
* HOTEL BILL: Confirmation # 80554622	398.00			
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.70 226			158.20	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES			50.26	
* MISC. EXPENSES				
MEALS				
1 BREAKFAST @ $8.00			8.00	
2 LUNCH @ $8.00			16.00	
2 DINNER @ $20.00			40.00	
SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			4.48	
15% GRATUITIES			9.60	
TOTALS	723.00	0.00	291.54	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
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ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY: Linda W. Cox
DEPARTMENT SUPERVISOR

10/3/2025
CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

_____
_____
_____

* RECEIPT REQUIRED
REV 1/25 DLN

FLC
FLORIDA LEAGUE OF CITIES

Sign in Cart

FLC 2025 Legislative Conference

Register today for the **2025 Florida League of Cities Legislative Conference**.

The event will be held **December 4-5, 2025** at the **Renaissance Orlando at SeaWorld®**, located at 6677 Sea Harbor Drive in Orlando.

Florida League of Cities President Holly D. Smith, Vice Mayor of the City of Sanibel, will preside over the conference where she will rally the membership in support of the League's 2026 Legislative Platform.

You are essential to the League's legislative success. Join Florida's city leaders to discuss and learn about important issues, finalize and adopt our legislative priorities, and share ideas and strategies on collaborating with state legislators.

The registration fee for this event is **$325** and covers admission to all conference sessions, continental breakfasts, refreshment breaks and Thursday's luncheon and networking event. We look forward to seeing you there!

Schedule of Events*

Wednesday – December 3, 2025

1:30 p.m. - 5:30 p.m.
Registration Desk Open

2:00 p.m. - 3:30 p.m.
Florida League of Mayors Forum

Open to mayors and vice mayors/deputy mayors only. Registration information is available here.

5:00 p.m. - 6:00 p.m.

Florida League of Mayors Reception

Open to mayors and vice mayors/deputy mayors only. Registration information is available here.

Thursday – December 4, 2025

7:30 a.m.

Coffee Service

7:30 a.m. - 5:00 p.m.

Registration Desk Open

8:30 a.m. - 9:15 a.m.

Advocacy Committee Meeting

9:20 a.m. - 10:20 a.m.

Workshop

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Networking Event

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8:00 a.m. - 11:00 a.m.

Registration Desk Open

8:15 a.m. - 9:30 a.m.

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bing maps

A 100 N US Highway 1, Fort Pierce, FL 34950

B Renaissance Orlando at SeaWorld®

1 hr 47 min, 113 miles
Light traffic
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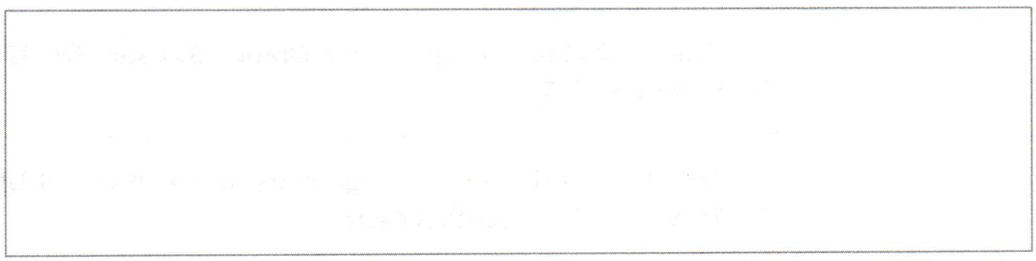

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↱	24.	Take exit **1** on the right onto **International Dr**	0.4 mi
↰	25.	Turn left onto **International Dr** toward **SeaWorld**	0.3 mi
↱	26.	Turn right onto **Westwood Blvd**	0.9 mi
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B Renaissance Orlando at SeaWorld®

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Tolls	Fuel (Gas)	Total
$5.13	$13.12	$18.25

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Fort Pierce, USA

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City Commission Regular Meeting - 5:05 PM **11. F.**

Meeting Date: 10/20/2025

Re: Approval of travel for Commissioner Gaines to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel for Commissioner Gaines to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

SUMMARY:

The Florida League of Cities 2025 Legislative Conference is where the city's leaders discuss and learn about important issues, finalize and adopt our legislative priorities, and share ideas and strategies on collaborating with state legislators.

RECOMMENDATION:

Approve

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Arnold Gaines, City Commissioner

Attachments

Travel Documents

Form Review

Form Started By: Brittany Meredith Started On: 10/10/2025 12:18 PM

Final Approval Date: 10/10/2025

REGISTRATION INFORMATION
FLC 2025 Legislative Conference

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Renaissance Orlando at Sea
6677 Sea Harbor Dr
Orlando, FL 32821
407-351-5555

DATE: **10/02/25**

1. TRAVELER'S NAME: Arnold Gaines
2. DEPARTURE DATE: 12/3/2025
3. RETURN DATE: 12/5/2025
4. DESTINATION: Orlando FL
5. CODE CHARGE: **001-1000-540300**
6. AMT BUDGETED: 20,000.00

DEPARTMENT: City Commission
DEPARTURE TIME: 12pm
RETURN TIME: 2pm
PURPOSE: FLC 2025 Legislative Conference

7. BALANCE AVAILABLE: **$20,000.00**

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
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BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
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ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY: Lynda W. Cox
DEPARTMENT SUPERVISOR

10/3/2025
CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

_____
_____
_____

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REV 1/25 DLN

FLC
FLORIDA LEAGUE OF CITIES

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B Renaissance Orlando at SeaWorld®

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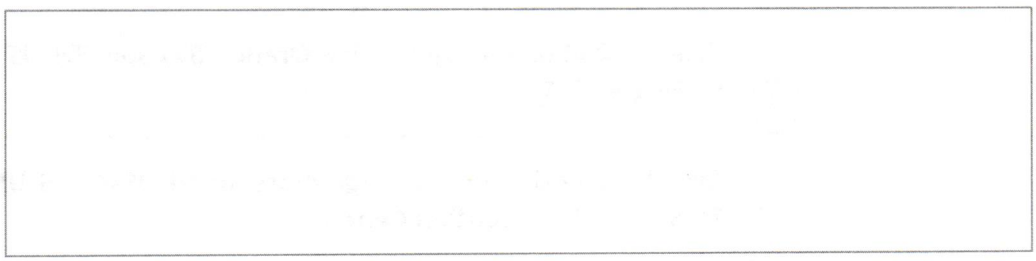

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↱	21.	Turn right onto **Consulate Dr**	0.6 mi
↰	22.	Turn left onto **Florida State Road 528 W/FL-528 W**	0.3 mi
↑	23.	Take the **FL-528 W** freeway	2.6 mi
↱	24.	Take exit **1** on the right onto **International Dr**	0.4 mi
↰	25.	Turn left onto **International Dr** toward **SeaWorld**	0.3 mi
↱	26.	Turn right onto **Westwood Blvd**	0.9 mi
↰	27.	Turn left onto **Florida Festival Dr**	0.2 mi
↱	28.	Turn right	453 ft
	29.	You have arrived. Your destination is on the right	

B Renaissance Orlando at SeaWorld®

These directions are subject to the Microsoft® Service Agreement and are for informational purposes only. No guarantee is made regarding their completeness or accuracy. Construction projects, traffic, or other events may cause actual conditions to differ from these results. Map and traffic data © 2025 TomTom.

Tolls	Fuel (Gas)	Total
$5.13	$13.12	$18.25

Directions

Fort Pierce, USA

- Turn right onto Orange Ave
- Take a slight right turn to merge onto I-95 North toward Daytona Bch
- Take exit 147 onto SR-60 toward Lake Wales
- Keep left onto SR-60 West toward Lake Wales
- Turn left onto 20th St
- Turn right to merge onto Florida's Turnpike
- Keep left to merge onto Florida's Turnpike North toward North Orlando
- Take exit 251 to merge onto SR-417 toward Tampa
- Keep left to merge onto SR-417 South toward Tampa, Disney World
- Take exit 10 onto CR-423, John Young Pkwy
- Keep right onto CR-423 North
- Turn left onto Central Florida Pkwy

City Commission Regular Meeting - 5:05 PM **11. G.**

Meeting Date: 10/20/2025

Re: Approval of travel for Commissioner Johnson to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel for Commissioner Johnson to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

SUMMARY:

The Florida League of Cities 2025 Legislative Conference is where the city's leaders discuss and learn about important issues, finalize and adopt our legislative priorities, and share ideas and strategies on collaborating with state legislators.

RECOMMENDATION:

Approve

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Curtis Johnson, City Commissioner

Attachments

Travel Documents

Form Review

Form Started By: Brittany Meredith Started On: 10/10/2025 12:21 PM

Final Approval Date: 10/10/2025

REGISTRATION INFORMATION
FLC 2025 Legislative Conference

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Renaissance Orlando at Sea
6677 Sea Harbor Dr
Orlando, FL 32821
407-351-5555

DATE: **10/02/25**

1. TRAVELER'S NAME: Curtis Johnson
2. DEPARTURE DATE: 12/3/2025
3. RETURN DATE: 12/5/2025
4. DESTINATION: Orlando FL
5. CODE CHARGE: **001-1000-540300**
6. AMT BUDGETED: 20,000.00

DEPARTMENT: City Commission
DEPARTURE TIME: 12pm
RETURN TIME: 2pm
PURPOSE: FLC 2025 Legislative Conference

7. BALANCE AVAILABLE: **$20,000.00**

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	325.00			
* HOTEL BILL: Confirmation # 80600571	398.00			
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.70 226			158.20	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES			50.26	
* MISC. EXPENSES				
MEALS				
1 BREAKFAST @ $8.00			8.00	
2 LUNCH @ $8.00			16.00	
2 DINNER @ $20.00			40.00	
SPECIAL LUNCHEON/BANQUET			0.00	
7% STATE TAX			4.48	
15% GRATUITIES			9.60	
TOTALS	723.00	0.00	291.54	

BREAKFAST = When travel begins before 6:00 a.m. and extends beyond 8:00 a.m.
LUNCH = When travel begins before 12:00 noon and extends beyond 2:00 p.m.
DINNER = When travel begins before 6:00 p.m. and extends beyond 8:00 p.m.

ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY: Linda W. Cox
DEPARTMENT SUPERVISOR

10/3/2025
CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

_____
_____
_____

* RECEIPT REQUIRED
REV 1/25 DLN

FLC
FLORIDA LEAGUE OF CITIES

Sign in Cart

FLC 2025 Legislative Conference

Register today for the **2025 Florida League of Cities Legislative Conference**.

The event will be held **December 4-5, 2025** at the **Renaissance Orlando at SeaWorld®**, located at 6677 Sea Harbor Drive in Orlando.

Florida League of Cities President Holly D. Smith, Vice Mayor of the City of Sanibel, will preside over the conference where she will rally the membership in support of the League's 2026 Legislative Platform.

You are essential to the League's legislative success. Join Florida's city leaders to discuss and learn about important issues, finalize and adopt our legislative priorities, and share ideas and strategies on collaborating with state legislators.

The registration fee for this event is **$325** and covers admission to all conference sessions, continental breakfasts, refreshment breaks and Thursday's luncheon and networking event. We look forward to seeing you there!

Schedule of Events*

Wednesday – December 3, 2025

1:30 p.m. - 5:30 p.m.
Registration Desk Open

2:00 p.m. - 3:30 p.m.
Florida League of Mayors Forum

Open to mayors and vice mayors/deputy mayors only. Registration information is available here.

5:00 p.m. - 6:00 p.m.

Florida League of Mayors Reception

Open to mayors and vice mayors/deputy mayors only. Registration information is available here.

Thursday – December 4, 2025

7:30 a.m.

Coffee Service

7:30 a.m. - 5:00 p.m.

Registration Desk Open

8:30 a.m. - 9:15 a.m.

Advocacy Committee Meeting

9:20 a.m. - 10:20 a.m.

Workshop

10:30 a.m. - 12:15 p.m.

Legislative Policy Committee Meetings

Development, Code Compliance, and Redevelopment

Finance and Taxation

Intergovernmental Relations, Mobility, and Emergency Management

Municipal Operations

Utilities, Natural Resources, and Public Works

12:30 p.m. - 1:45 p.m.

Keynote Luncheon

2:00 p.m. - 3:00 p.m.

Workshop

3:15 p.m. - 4:15 p.m.

Workshop

4:00 p.m. - 5:15 p.m.

Florida League of Cities Board of Directors Meeting

4:30 p.m. - 5:30 p.m.

Connect, Collaborate, and Caffeinate: Speed Networking for Elected Officials and Staff

This fast-paced, fun event is a great opportunity to meet, greet, and swap ideas and information with other city officials!

6:00 p.m. - 7:00 p.m.

Networking Event

Friday – December 5, 2025

8:00 a.m. - 11:00 a.m.

Registration Desk Open

8:15 a.m. - 9:30 a.m.

Membership Networking and Continental Breakfast

8:30 a.m. - 9:15 a.m.

Federal Action Strike Team Meeting

9:30 a.m. - 10:45 a.m.

Workshop

11:00 a.m. - 12:00 p.m.

Legislative Committee Meeting and Business Session

** Schedule subject to change. Check flcities.com for further updates.*

Hotel Information

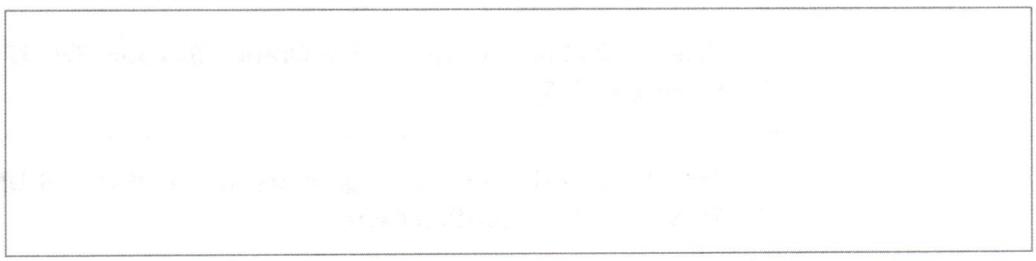
The 2025 Legislative Conference will be held at the **Renaissance Orlando at SeaWorld®**, located at 6677 Sea Harbor Drive in Orlando. The group rate is **$179/night**, plus a reduced resort fee of **$20/night**, for an inclusive total of **$199/night**. Conference attendees will receive a 50% discount on self-parking. Based on current rates, those discounted fees will be **$20/day**. Complete reservation instructions will be sent with your registration confirmation. If the hotel is sold out at the time of your registration, please contact Melanie Howe for a list of alternative suggestions.

bing maps

A 100 N US Highway 1, Fort Pierce, FL 34950

B Renaissance Orlando at SeaWorld®

1 hr 47 min, 113 miles
Light traffic
Via FL-60, FL-91 N
· Toll on route



A 100 N US Highway 1, Fort Pierce, FL 34950

↑	1.	Leave from **N US Highway 1/US-1 N/FL-5**	262 ft
↰	2.	Turn left onto **Avenue A**	0.2 mi
↰	3.	Turn left onto **N 7th St**	79 ft
↱	4.	Turn right onto **Orange Ave/County Hwy-68**	0.2 mi
↑	5.	Follow **Orange Ave/County Hwy-68** toward **Daytona Bch**	3.6 mi
↗	6.	Bear right at **Interstate Highway 95 N/I-95 N** toward **Daytona Bch**	0.5 mi
↑	7.	Take the **I-95 N** freeway	328 ft
↑	8.	Follow **Interstate Highway 95 N/I-95 N** toward **Lake Wales**	14.9 mi, 11 min
↱	9.	Take exit **147** on the right onto **20th St/FL-60** toward **Lake Wales**	0.3 mi
↑|	10.	Keep left at **20th St/FL-60** toward **Lake Wales**	499 ft
↰	11.	Turn left onto **20th St/FL-60**	0.2 mi
↑	12.	Follow **20th St/FL-60**	24.5 mi, 22 min
↱	13.	Turn right onto **Ronald Reagan Tpke/FL-91 N** • *Toll road*	0.2 mi
↑|	14.	Keep left at **Ronald Reagan Tpke/FL-91 N** toward **North Orlando**	0.5 mi

↑	15.	Take the **FL-91 N** freeway	328 ft
↑	16.	Follow **Ronald Reagan Tpke/FL-91 N**	43.0 mi, 33 min
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↱	18.	Take exit **254** on the right onto **S Orange Blossom Trl/US-441 S/US-92 W/US-17 S**	0.5 mi
↰	19.	Take the left exit onto **S Orange Blossom Trl/US-441 S/US-92 W/US-17 S** toward **Convention Center**	190 ft
↑	20.	Keep left at **S Orange Blossom Trl/US-441 S/US-92 W/US-17 S** toward **Convention Center**	0.7 mi
↱	21.	Turn right onto **Consulate Dr**	0.6 mi
↰	22.	Turn left onto **Florida State Road 528 W/FL-528 W**	0.3 mi
↑	23.	Take the **FL-528 W** freeway	2.6 mi
↱	24.	Take exit **1** on the right onto **International Dr**	0.4 mi
↰	25.	Turn left onto **International Dr** toward **SeaWorld**	0.3 mi
↱	26.	Turn right onto **Westwood Blvd**	0.9 mi
↰	27.	Turn left onto **Florida Festival Dr**	0.2 mi
↱	28.	Turn right	453 ft
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B Renaissance Orlando at SeaWorld®

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Tolls	Fuel (Gas)	Total
$5.13	$13.12	$18.25

Directions

Fort Pierce, USA

- Turn right onto Orange Ave
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- Turn left onto 20th St
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- Keep left to merge onto SR-417 South toward Tampa, Disney World
- Take exit 10 onto CR-423, John Young Pkwy
- Keep right onto CR-423 North
- Turn left onto Central Florida Pkwy

City Commission Regular Meeting - 5:05 PM **11. H.**

Meeting Date: 10/20/2025

Re: Approval of travel for City Clerk, Linda Cox to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Approval of travel for City Clerk Linda Cox to attend the Florida League of Cities 2025 Legislative Conference in Orlando, Florida from December 3, 2025 to December 5, 2025, in the amount of $1,014.54

SUMMARY:

The Florida League of Cities 2025 Legislative Conference is where the city's leaders discuss and learn about important issues, finalize and adopt our legislative priorities, and share ideas and strategies on collaborating with state legislators.

RECOMMENDATION:

Approve

ALTERNATIVES:

Deny

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Linda Cox, City Clerk

Attachments

Travel Documents

Form Review

Form Started By: Brittany Meredith Started On: 10/10/2025 12:24 PM

Final Approval Date: 10/10/2025

REGISTRATION INFORMATION
FLC 2025 Legislative Conference

TRAVEL EXPENSE STATEMENT

HOTEL INFORMATION
Renaissance Orlando at Sea
6677 Sea Harbor Dr
Orlando, FL 32821
407-351-5555

DATE: **10/02/25**

1. TRAVELER'S NAME: Linda Cox
2. DEPARTURE DATE: 12/3/2025
3. RETURN DATE: 12/5/2025
4. DESTINATION: Orlando FL
5. CODE CHARGE: **001-1600-540200**
6. AMT BUDGETED: 12,000.00

DEPARTMENT: City Clerk
DEPARTURE TIME: 12pm
RETURN TIME: 2pm
PURPOSE: FLC 2025 Legislative Conference

7. BALANCE AVAILABLE: **$12,000.00**

Expenses must comply with City Code of Ord 1-158.
Per Diem Allowance $50.00 or $12.50 per quarter day.
Class A Travel 24-hour day.

	PREPAID EXPENSES	CREDIT CARD	ESTIMATED CASH EXPENSES	ACTUAL CASH EXPENSES
* REGISTRATION FEE:	325.00			
* HOTEL BILL: Confirmation # 80588298	398.00			
BAGGAGE ALLOWANCE ($5 PER PERSON)			5.00	
* COMMUNICATION:				
* FARES: AIR FARE				
* TAXI, BUS				
* CAR RENTAL				
* MILEAGE @ 0.70 226			158.20	
* GASOLINE EXPENSE				
* TOLL ROAD FEES OR PARKING FEES			50.26	
* MISC. EXPENSES				
MEALS				
1 BREAKFAST @ $8.00			8.00	
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ADVANCE CASH RECEIVED: _____
REFUND DUE CITY: _____
REFUND DUE EMPLOYEE: _____

TRAVEL APPROVED BY:

Linda Cox
DEPARTMENT SUPERVISOR

10/3/2025
CITY MANAGER
(220 WITH CITY MANAGER SIGNATURE ACCEPTED)

EXPENSES ARE ALSO INCLUDED FOR THE FOLLOWING PERSONS:

_____
_____
_____

* RECEIPT REQUIRED
REV 1/25 DLN

Signature: Linda W. Cox

Email: lcox@cityoffortpierce.com

THE SUNRISE CITY
FORT PIERCE
Florida

REQUEST FOR LEAVE OF ABSENCE (220 FORM)

***NOTE TO ALL DEPARTMENT HEADS: ALL REQUESTS FOR LEAVE OF ABSENCE IN A PAY PERIOD SHOULD BE IN YOUR OFFICE NO LATER THAN THE MONDAY FOLLOWING THE END OF THE PAY PERIOD.**

NAME OF EMPLOYEE:	TITLE:
DEPARTMENT:	DIVISION:
EFFECTIVE DATE:	TIME:
TERMINATION DATE:	TIME:

TYPE OF LEAVE	TOTAL HOURS	TYPE OF LEAVE	TOTAL HOURS
VACATION WITH PAY (AL)		ADMIN LEAVE WITH PAY	
SICK LEAVE WITH PAY (SL)		CIVIL LEAVE (COURT DUTY)	
LEAVE WITHOUT PAY (LW)		COMPENSATORY TIME OFF	
INJURY LEAVE (LP)		OTHER (EXPLAIN BELOW)	

COMMENTS:

Linda W. Cox _____ DATE

EMPLOYEE SIGNATURE

_____ DATE_____/_____/_____

SUPERVISOR SIGNATURE

_____ DATE _____/_____/_____

DEPARTMENT HEAD SIGNATURE

_____ DATE

CITY MANAGER SIGNATURE
(for travel approval)

Revised 3/17/23 JDR

FLC
FLORIDA LEAGUE OF CITIES

Sign in Cart

FLC 2025 Legislative Conference

Register today for the **2025 Florida League of Cities Legislative Conference**.

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The registration fee for this event is **$325** and covers admission to all conference sessions, continental breakfasts, refreshment breaks and Thursday's luncheon and networking event. We look forward to seeing you there!

Schedule of Events*

Wednesday – December 3, 2025

1:30 p.m. - 5:30 p.m.
Registration Desk Open

2:00 p.m. - 3:30 p.m.
Florida League of Mayors Forum

Open to mayors and vice mayors/deputy mayors only. Registration information is available here.

5:00 p.m. - 6:00 p.m.

Florida League of Mayors Reception

Open to mayors and vice mayors/deputy mayors only. Registration information is available here.

Thursday – December 4, 2025

7:30 a.m.

Coffee Service

7:30 a.m. - 5:00 p.m.

Registration Desk Open

8:30 a.m. - 9:15 a.m.

Advocacy Committee Meeting

9:20 a.m. - 10:20 a.m.

Workshop

10:30 a.m. - 12:15 p.m.

Legislative Policy Committee Meetings

Development, Code Compliance, and Redevelopment

Finance and Taxation

Intergovernmental Relations, Mobility, and Emergency Management

Municipal Operations

Utilities, Natural Resources, and Public Works

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Workshop

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6:00 p.m. - 7:00 p.m.

Networking Event

Friday – December 5, 2025

8:00 a.m. - 11:00 a.m.

Registration Desk Open

8:15 a.m. - 9:30 a.m.

Membership Networking and Continental Breakfast

8:30 a.m. - 9:15 a.m.

Federal Action Strike Team Meeting

9:30 a.m. - 10:45 a.m.

Workshop

11:00 a.m. - 12:00 p.m.

Legislative Committee Meeting and Business Session

** Schedule subject to change. Check flcities.com for further updates.*

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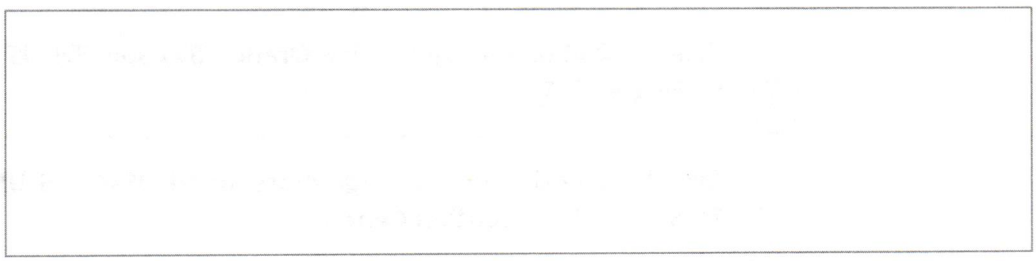
bing maps

A 100 N US Highway 1, Fort Pierce, FL 34950

B Renaissance Orlando at SeaWorld®

1 hr 47 min, 113 miles
Light traffic
Via FL-60, FL-91 N
· Toll on route



A 100 N US Highway 1, Fort Pierce, FL 34950

↑	1.	Leave from **N US Highway 1/US-1 N/FL-5**	262 ft
↰	2.	Turn left onto **Avenue A**	0.2 mi
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B Renaissance Orlando at SeaWorld®

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Tolls	Fuel (Gas)	Total
$5.13	$13.12	$18.25

Directions

Fort Pierce, USA

- Turn right onto Orange Ave
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- Keep left to merge onto SR-417 South toward Tampa, Disney World
- Take exit 10 onto CR-423, John Young Pkwy
- Keep right onto CR-423 North
- Turn left onto Central Florida Pkwy

City Commission Regular Meeting - 5:05 PM **12. A.**

Meeting Date: 10/20/2025

Re: Proposed Ordinance 25-029, Coastal Construction Code

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 25-029 Deleting Chapter 103, Article VII Coastal Construction Code. SECOND READING

SUMMARY:

The coastal construction code is obsolete. Some provisions conflict with the FBC Coastal Construction requirements. Other provisions would be considered a technical amendment and are no longer valid as technical amendments must be presented to the Florida Building Commission each time a new Florida Building Code Edition is released (every three years).

RECOMMENDATION:

Staff recommends approval of proposed Ordinance 25-029 Deleting Chapter 103, Article VII "COASTAL CONSTRUCTION CODE".

ALTERNATIVES:

Do not approve at this time

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Director of Building
Shaun Coss, CFM, Asst. Director of Building / Interim Community Response Director

COORDINATED WITH:

Sara Hedges, City Attorney
Florida Department of Emergency Management

Fiscal Impact

Budgeted Y/N: Y
Fiscal Year: 2025/2026
Account: 4202902-534900
Amount: N/A
OTHER INFORMATION:
N/A

Attachments

Coastal Construction Code
CAO Memo

Proof of Publication

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	09/16/2025 05:10 PM
City Manager	Richard Chess	09/17/2025 03:28 PM

Form Started By: Shaun Coss Started On: 09/13/2025 09:13 AM

Final Approval Date: 10/07/2025

ORDINANCE NO. 25-029

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE VII – COASTAL CONSTRUCTION CODE BY DELETING AND RESERVING SECTIONS 103-263 – 103-268**; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizenry; and

WHEREAS, Chapter 553, Florida Statutes, allows for local administrative and technical amendments to the *Florida Building Code* that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code; and

WHEREAS, the City of Fort Pierce previously adopted a Coastal Construction Code which is obsolete as coastal construction requirements are provided for in Florida Building Code, Section 3109, Structures Seaward of a Coastal Construction Control Line; and

WHEREAS, the City of Fort Pierce has determined it is necessary to amend sections herein for conformance and consistency with Florida State Statutes.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 103, Article VII, Sections 103-263 through 103-268 of the Code of Ordinances of the City of Fort Pierce, is hereby deleted as follows:

ARTICLE VII. ~~COASTAL CONSTRUCTION CODE~~ RESERVED.

~~Sec. 103-263. Title.~~

~~The provisions contained herein shall constitute the coastal construction code for construction within the coastal building zone and coastal barrier islands in the city and shall be referred to as the coastal code.~~

~~Sec. 103-264. Purpose.~~

~~The purpose of the coastal code is to provide minimum standards for the design and construction of buildings and structures to reduce the harmful effects of hurricanes and other severe storms occurring along the coastal area of the city which fronts on the Atlantic Ocean. These standards are intended to specifically address design features which affect the structural stability of the beach, dunes, and topography of adjacent properties. The coastal code is site specific to the coastal building zone, as defined herein, and is not applicable to other locations. In the event of a conflict between this article and the other chapters of this Code, the requirements resulting in the more restrictive design shall apply. No provisions in this article shall be construed to permit any construction in any area prohibited by city, county, state or federal regulation.~~

~~Sec. 103-265. Scope.~~

~~(a) *Applicability.* The requirements of this coastal code shall apply to the following types of construction in the coastal building zone and on coastal barrier islands in the city:~~

~~(1) The new construction of, or substantial improvements to major structures, nonhabitable major structures, and minor structures as defined herein;~~

~~(2) Construction which would change or otherwise have the potential for substantial impact on coastal zones (i.e. excavation, grading, paving);~~

(3) Construction located partially within the coastal building zone;

(4) Reconstruction, redevelopment or repair of a damaged structure from any cause which meets the definition of substantial improvement as defined herein.

(b) *Exceptions.* The requirements of the coastal code shall not apply to the following:

(1) Minor work in the nature of normal beach cleaning and debris removal;

(2) Structures in existence prior to the effective date of the code, except for substantial improvements as defined herein;

(3) Construction for which a valid and unexpired building permit was issued prior to the effective date of this code;

(4) Construction extending seaward of the seasonal high water line which is regulated by the provisions of F.S. § 161.041 (i.e. groins, jetties, moles, breakwaters, seawalls, piers, revetments, beach nourishment, inlet dredging, etc.);

(5) Construction of nonhabitable major structures as defined herein, except for the requirements of section 103-267(d);

(6) Construction of minor structures as defined herein, except for the requirements of section 103-267(e);

(7) Structures listed in the National Register of Historic Places or the state inventory of historic places;

(8) Construction for improvement of a major structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.

(c) *Application for permits.* Applications for building permits for construction in the coastal building zone and on coastal barrier islands, if not of normal or usual design, may be required by the building official to be certified by an architect or professional engineer registered in the state. Such certifications shall state that the design plans and specifications for the construction are in compliance with the criteria established by this coastal code.

Sec. 103-266. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Coastal construction control line means the landward extent of that portion of the beach-dune system which is subject to severe fluctuations based upon a 100-year storm surge, storm waves or other predictable weather conditions as established by the department of environmental protection in accordance with F.S. § 161.053.

Mean high water line means the intersection of the tidal plane of mean high water with the shore. Mean high water is the average height of high waves over a 19-year period.

Mobile home means manufactured housing which conforms to the Federal Manufactured Housing Construction and Safety Standards or the Uniform Standards Code ANSI A-119.1 pursuant to F.S. § 320.823.

NGVD means National Geodetic Vertical Datum, a geodetic datum established by the National Ocean Service and frequently referred to as the 1929 Mean Sea Level Datum.

One-hundred-year storm or *100-year storm* means a shore incident hurricane or any other storm with accompanying wind, wave and storm surge intensity having a one-percent chance of being equaled or exceeded in any given year, during any 100-year interval.

Seasonal high water line means the line formed by the intersection of the rising shore and the elevation of 150 percent of the local mean tidal range above mean high water.

Sec. 103-267. Coastal construction requirements.

(a) *General.* Construction within the coastal building zone and on coastal barrier islands shall meet the requirements of this article. All structures shall be designed so as to minimize damage to life, property and the natural environment. Assistance in determining the design parameters to minimize such damage may be found in the reference documents listed in section 103-268.

(b) *Structural requirements for major structures.*

(1) *Design and construction.* Major structures, except for mobile homes, shall be designed and constructed in accordance with the state building code (FBC). Major structures, except mobile homes, shall also comply with the applicable standards for construction found elsewhere in the state building code.

(2) *Mobile homes.* Mobile homes shall conform to the Federal Mobile Home Construction and Safety Standards or the Uniform Standards Code ANSI A-119.1, pursuant to F.S. § 320.823, as well as the requirements of chapter 125 and article I of chapter 109 of this Code.

(3) *Elevation, floodproofing and siting.* All major structures shall be designed, constructed and located in compliance with the National Flood Insurance Regulations as found in 44 CFR parts 59 and 60 or article I of chapter 109 of this Code, whichever is more restrictive.

(c) *Design conditions.*

(1) *Velocity pressure.* Major structures, except mobile homes, shall be designed in accordance with the requirements of the state building code.

(2) *Foundations.* The elevation of the soil surface to be used in the design of foundations, calculation of pile reactions and bearing capacities shall not be greater than that which would result from the erosion reasonably anticipated as a result of design storm conditions. Foundation design and construction of a major structure shall consider all anticipated loads acting simultaneously with live and dead loads. Erosion computations for foundation design shall account for all vertical and lateral erosion and scour producing forces, including localized scour due to the presence of structural components. Foundation design and construction shall provide for adequate bearing capacity taking into consideration the type of soil present and the anticipated loss of soil above the design grade as a result of localized scour. Erosion computations are not required landward of coastal construction control lines established or updated since June 30, 1980. Upon request, the department of natural resources may provide information as to those areas within coastal building zones where erosion and scour of a 100-year storm event is applicable.

(3) *Wave forces.* Calculations for wave forces resulting from design storm conditions on building foundations and superstructures may be based upon the minimum criteria and methods prescribed in the Naval Facilities Engineering Command Design Manual, NAVFAC DM-26, United States Department of Navy; Shore Protection Manual, United States Department of the Army Corps of Engineers; United States Department of the Army Coastal Engineering Research Center Technical Papers and Reports; the Technical and Design Memoranda of the Division of Beaches and Shores, Florida Department of Natural Resources; or other professionally recognized methodologies which produce equivalent design criteria.

Breaking, broken and nonbreaking waves shall be considered as applicable. Design wave loading analysis shall consider vertical uplift pressures and all lateral pressures to include impact as well as dynamic loading and the harmonic intensification resulting from repetitive waves.

(4) *Hydrostatic loads.* Calculations for hydrostatic loads shall consider the maximum water pressure resulting from a fully peaked, breaking wave superimposed upon the design storm surge with dynamic wave setup. Both free and hydrostatic loads shall be considered. Hydrostatic loads which are confined shall be determined by using the maximum elevation to which the

confined water would freely rise if unconfined. Vertical hydrostatic loads shall be considered both upward and downward on horizontal or inclined surfaces of major structures (i.e. floors, slabs, roofs, walls). Lateral hydrostatic loads shall be considered as forces acting horizontally above and below grade on vertical or inclined surfaces. Hydrostatic loads on irregular or curved geometric surfaces shall be determined by considering the separate vertical and horizontal components acting simultaneously under the distribution of the hydrostatic pressures.

(5) *Hydrodynamic loads.* Hydrodynamic loads shall consider the maximum water pressures resulting from the motion of the water mass associated with the design storm. Full intensity loading shall be applied on all structural surfaces above the design grade which would affect the flow velocities.

(d) *Structural requirements for nonhabitable major structures.* Nonhabitable major structures need not meet the specific structural requirements of subsection (b) of this section, except that they shall be designed to produce the minimum adverse impact on the beach and dune system and shall comply with the applicable standards of construction found in the state building code. All sewage treatment and public water supply systems shall be floodproofed to prevent infiltration of surface water anticipated under design storm conditions. Underground utilities, excluding pad transformers and vaults, shall be floodproofed to prevent infiltration of surface water expected under design storm conditions or shall otherwise be designed to function when submerged under such storm conditions.

(e) *Structural requirements for minor structures.* Minor structures need not meet the specific structural requirements of subsection (b) of this section except that they shall be designed to produce the minimum adverse impact on the beach and dune system and shall comply with the applicable standards of construction found in the state building code (FBC).

(f) *Location of construction.* Construction, except for elevated walkways, lifeguard support stands, piers, beach access ramps, gazebos and coastal or shore protection structures, shall be located a sufficient distance landward of the beach to permit natural shoreline fluctuations and to preserve dune stability. Construction, including excavation, may occur to the extent that the natural storm buffering and protection capability of the dune is not diminished.

(g) *Public access.* Where the public has established an accessway through private lands to lands seaward of mean high tide or water line by prescription, prescriptive easement or other legal means, development or construction shall not interfere with such right of access unless a comparable alternative accessway is provided. The developer shall have the right to improve, consolidate or relocate such public accessways so long as they are:

(1) Of substantially similar quality and convenience to the public;

(2) Approved by the local government and approved by the department of natural resources whenever improvements are involved seaward of the coastal construction control line; and

(3) Consistent with the coastal management element of the local comprehensive plan adopted pursuant to F.S. § 163.3178.

Sec. 103-268. References.

Assistance in determining the design parameters and methodologies necessary to comply with the requirements of this article may be obtained from:

(1) Shore Protection Manual, United States Army Corps of Engineers, 4th edition, 1984.

(2) United States Department of the Army, Coastal Engineering Research Center's Technical Papers and Reports.

(3) Florida Department of Natural Resources, Division of Beaches and Shores Technical and Design Memoranda.

~~(4) Naval Facilities Engineering Command Design Manual, NAVFAC DM-26, United States Department of the Navy.~~

~~(5) Coastal Construction Manual, Federal Emergency Management Agency, August 2005.~~

Secs. ~~103-269~~103-263 — 103-299. Reserved.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This ordinance is and the same shall become effective immediately upon final passage hereof.

SECTION 4. If any provision of this Ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct and independent provisions to the fullest extent possible.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Sara K. Hedges
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 25-029 was duly advertised by title only in the St. Lucie News Tribune on September 24, 2025; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, October 6, 2025; and was duly introduced, read by title only, and passed on second and final reading on Monday, October 20, 2025, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: Shaun Coss, Assistant Director of Building, Building, Building Admin

FROM: Felicia Holloman, Assistant City Attorney FH

THROUGH: Sara Hedges, City Attorney *SH*

RE: Ord. 25-XXX Coastal Construction Code

CAO RLS FILE: 25-260

DATE: September 4, 2025

I have reviewed the above request for legal services related to the Ordinance amending the Code sections concerning the coastal construction. A redlined and clean copy of the Ordinance has been uploaded, and the clean copy is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Received
SEP 30 2025
City Clerk's Office

Null
City Of Fort Pierce
100 N. U.S. 1
Fort Pierce FL 34950

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 09/24/2025
SCN tcpalm.com 09/24/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$165.44	
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KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings, on Monday, October 6, 2025 and Monday, October 20, 2025 at their meetings which begin at 5:05 p.m., on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 25-029 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE VII – COASTAL CONSTRUCTION CODE BY DELETING AND RESERVING SECTIONS 103-263 – 103-268; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 25-030 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE II – BUILDING CODE, DIVISION 1 – GENERALLY, SECTION 103-24 BY DELETING FLORIDA BUILDING CODE TECHNICAL AMENDMENTS FOR ADDITIONS; AMENDING CHAPTER 109 – FLOODPLAIN MANAGEMENT, ARTICLE I – IN GENERAL, SECTION 109-2 BY MODIFYING CERTAIN DEFINITIONS; AMENDING ARTICLE III – FLOOD-RESISTANT DEVELOPMENT, SECTION 109-49 BY PROVIDING FOR A TECHNICAL AMENDMENT TO THE FLORIDA BUILDING CODE FOR ADDITIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Ordinances; said Ordinances will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida or on the city's website at www.cityoffortpierce.com.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
September 24 2025
LSAR0369597

City Commission Regular Meeting - 5:05 PM **12. B.**

Meeting Date: 10/20/2025

Re: Proposed Ordinance 25-030, Floodplain Management

Submitted For: Paul Thomas, Building Official, Building

SUBJECT:

Legislative Hearing - Ordinance 25-030 Amending Chapter 103, Article II Building Code, and Amending Chapter 109, Article I Floodplain Management. SECOND READING

SUMMARY:

All floodplain management ordinances must be coordinated with the Florida Department of Emergency Management (FDEM). Recent changes to FDEM and FEMA requirements necessitates an amendment to our Ordinance for compliance with new standards. Additionally, there were codification errors in the definitions of our current Ordinance, and there was a change in the 2023 Florida Building Code affecting our local technical amendment regarding additions.

RECOMMENDATION:

Staff recommends approval of proposed Ordinance 25-030 Amending Chapter 103, Article II "BUILDING CODE" and Amending Chapter 109, Article I "FLOODPLAIN MANAGEMENT".

ALTERNATIVES:

Do not approve at this time.

RESPONSIBLE STAFF:

Paul Thomas, CBO, CFM, Director of Building
Shaun Coss, CFM, Asst. Director of Building / Interim Community Response Director

COORDINATED WITH:

Sara Hedges, City Attorney
Florida Department of Emergency Management

Fiscal Impact

Budgeted Y/N:	Y
Fiscal Year:	2025/2026
Account:	4202902-534900
Amount:	N/A

OTHER INFORMATION:

N/A

Attachments

Floodplain Management Ordinance
CAO Memo
Proof of Publication

Form Review

Inbox	Reviewed By	Date
Building	Paul Thomas	09/16/2025 05:10 PM
City Manager	Richard Chess	09/17/2025 03:28 PM

Form Started By: Shaun Coss Started On: 09/13/2025 09:30 AM
Final Approval Date: 10/07/2025

ORDINANCE NO. 25-030

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; **AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE II – BUILDING CODE, DIVISION 1 – GENERALLY, SECTION 103-24 BY DELETING FLORIDA BUILDING CODE TECHNICAL AMENDMENTS FOR ADDITIONS; AMENDING CHAPTER 109 – FLOODPLAIN MANAGEMENT, ARTICLE I – IN GENERAL, SECTION 109-2 BY MODIFYING CERTAIN DEFINITIONS; AMENDING ARTICLE III – FLOOD-RESISTANT DEVELOPMENT, SECTION 109-49 BY PROVIDING FOR A TECHNICAL AMENDMENT TO THE FLORIDA BUILDING CODE FOR ADDITIONS**; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety and general welfare of its citizenry; and

WHEREAS, the City of Fort Pierce participates in the National Flood Insurance Program and participates in the NFIP's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements; and

WHEREAS, Chapter 553, Florida Statutes, allows for local administrative and technical amendments to the Florida Building Code that provide for more stringent requirements than those specified in the Code, and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the City of Fort Pierce previously adopted local technical amendments to the Florida Building Code related to additions to buildings in flood hazard areas and is reformatting that amendment as part of Chapter 109, Article III, Section 109-49(d) to coordinate with the Florida Building Code; and

WHEREAS, the City of Fort Pierce finds that all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. Therefore, the cost impact of the proposed amendments is negligible, and in terms of lower potential for flood damage, there will be continued savings and benefits to consumers; and

WHEREAS, the City of Fort Pierce has determined that the proposed amendments are not more stringent than necessary to address the need identified; do not discriminate against materials, products or construction techniques of demonstrated capabilities; and are in compliance with section 553.73(4), Florida Statutes. Thus, the City of Fort Pierce finds that it is in the public interest to adopt the proposed local technical amendments to the Florida Building Code.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida:

SECTION 1. Chapter 103 – Buildings and Building Regulations, Article II – Building Code, Division 1. - Generally, Section 103-24. – Florida Building Code amendments of the Code of Ordinances of the City of Fort Pierce, is hereby amended as follows:

Sec. 103-24. Florida Building Code Amendments.

….

(b) *Florida Building Code Technical Amendments.* - RESERVED

~~(1) *Florida Building Code, Existing Building; Chapter 11, Additions.*~~

~~*FBC Sec. 1101.1 Scope.*~~

~~*Scope.* An addition to a building or structure shall comply with the state codes, as adopted for new construction, without requiring the existing building or structure to comply with any requirements of those codes or of these provisions, except as required by this chapter. Where an addition impacts the existing building or structure, that portion shall comply with this code.~~

~~(2) *Florida Building Code, Existing Building; Chapter 11, Additions.*~~

~~*FBC Sec. 1103.5 Flood hazard areas.*~~

~~1. For horizontal additions that are structurally interconnected to the existing building:~~

~~1.1 If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~1.2 If the addition constitutes substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~1.3The addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~2. For horizontal additions that are not structurally interconnected to the existing building:~~

~~2.1 The addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~2.2 If the addition and all other proposed work, when combined, constitute substantial improvement, the existing building and the addition shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~3. For vertical additions and all other proposed work that, when combined, constitute substantial improvement, the existing building shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~4. For a raised or extended foundation, if the foundation work and all other proposed work, when combined, constitute substantial improvement, the existing building shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

~~5. For a new foundation or replacement foundation, the foundation shall comply with section 1612 of the Florida Building Code, Building, or section R322 of the Florida Building Code, Residential, as applicable.~~

SECTION 2. Chapter 109 – Floodplain Management, Article I. – In General, Section 109-2. – Definitions of the Code of Ordinances of the City of Fort Pierce, is hereby amended as follows:

Sec. 109-2. Definitions.

....

(b) *Definitions.* The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

....

Letter of map change (LOMC) means an official determination issued by FEMA that amends or revises an effective flood insurance rate map or flood insurance study. Letters of map change include:

(1) *Letter of map amendment (LOMA)* means an amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective flood insurance rate map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

(2) *Letter of map revision (LOMR)* means a revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

(3) *Letter of map revision based on fill (LOMR-F)* means a determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.

(4) *Conditional letter of map revision (CLOMR)* means a formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective flood insurance rate map or flood insurance study; upon submission and approval of certified as-built documentation, a letter of map revision may be issued by FEMA to revise the effective FIRM.

Light-duty truck, as defined in 40 CFR 86.082-2, means any motor vehicle rated at 8,500 pounds gross vehicular weight rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

(1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle;

(2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or

(3) Available with special features enabling off-street or off-highway operation and use.

Lowest floor means the lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation

of the non-elevation requirements of the state building code or ASCE 24. (Also defined in FBC, B, section 202.)

Manufactured home means a structure, transportable in one or more sections, which is eight feet or more in width and greater than 400 square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a recreational vehicle or park trailer. (Also defined in 15C-1.0101, F.A.C.)

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value means the ~~price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this chapter, the term "market value" refers to the market~~ value of buildings and structures, excluding the land and other improvements on the parcel. Market value is the ~~shall be established by a qualified independent appraiser (specifying it is based on pre-damage condition and all valuation data and/or appraisals shall be dated within six months of the permit application date),~~ actual cash value estimate (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) prepared by a qualified independent appraiser based on pre-improvement or pre-damage condition and dated within six months of the permit application date, or current tax assessment building valuation data (as maintained in the records of the office of the county property appraiser) adjusted to approximate market value by a factor provided by the county property appraiser plus 20 percent. ~~When a state of emergency has been declared, the building official may allow the valuation data and/or appraisal to be dated up to a maximum of one year prior of the date the emergency is declared.~~

New construction means for the purposes of administration of this chapter and the flood-resistant construction requirements of the state building code, structures for which the "start of construction: commenced on or after December 1, 1977 and includes any subsequent improvements to such structures."

Park trailer means a transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. (Defined in F.S. § 320.01.)

~~*Permanent construction* does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. (Also defined in FBC, B, section 202.)~~

Qualified independent appraiser means an appraiser performing an appraisal assignment as defined in Florida State Statute 475, Part II entitled "Appraisers."

Recreational vehicle means a vehicle, including a park trailer, which is: (See F.S. § 320.01.)

(1) Built on a single chassis;

(2) Four hundred square feet or less when measured at the largest horizontal projection;

(3) Designed to be self-propelled or permanently towable by a light-duty truck; and

(4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Sand dunes means naturally occurring accumulations of sand in ridges or mounds landward of the beach.

Special flood hazard area means an area in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are shown

on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. (Also defined in FBC, B, section 202.)

Start of construction means the date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, or the construction of columns. Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. (Also defined in FBC, B, section 202.)

Substantial damage means damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. (Also defined in FBC, B, section 202.)

Substantial improvement means any repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The term "substantial improvement" does not, however, include either: (Also defined in FBC, B, section 202.)

(1) Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to ensure safe living conditions.

(2) Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure.

Variance means a grant of relief from the requirements of this chapter, or the flood-resistant construction requirements of the state building code, which permits construction in a manner that would not otherwise be permitted by this chapter or the state building code.

Watercourse means a river, creek, stream, channel or other topographic feature in, on, through or over which water flows at least periodically.

SECTION 3. Chapter 109 – Floodplain Management, Article III. – Flood-Resistant Development, Section 109.49. Buildings and structures of the Code of Ordinances, is hereby amended as follows:

Sec. 109-49. Buildings and structures.

(a) *Design and construction of buildings, structures and facilities exempt from the state building code.* Pursuant to section 109-26(c), buildings, structures, and facilities that are exempt from the state building code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood-resistant construction requirements of ASCE 24. Structures exempt from the state building code that are not walled and roofed buildings shall comply with the requirements of section 109-55.

(b) *Buildings and structures seaward of the coastal construction control line.* If extending, in whole or in part, seaward of the coastal construction control line and also located, in whole or in part, in a flood hazard area:

(1) Buildings and structures shall be designed and constructed to comply with the more restrictive applicable requirements of the Florida Building Code, Building, section 3109 and section 1612 or Florida Building Code, Residential, section R322.

(2) Minor structures and non-habitable major structures, as defined in F.S. § 161.54, shall be designed and constructed to comply with the intent and applicable provisions of this chapter and ASCE 24.

(c) *Accessory structures.* Accessory structures are permitted below the base flood elevation provided the accessory structures are used only for parking or storage and:

(1) If located in special flood hazard areas (zone A/AE) other than coastal high hazard areas, are one-story and not larger than 600 square feet.

(2) If located in special flood hazard areas (zone A/AE) other than coastal high hazard areas, have flood openings in accordance with section R322.2 of the Florida Building Code, Residential.

(3) If located in coastal high hazard areas (zone V/VE), are not located below elevated buildings and are not larger than 100 square feet.

(4) Are anchored to resist flotation, collapse or lateral movement resulting from flood loads.

(5) Have flood damage-resistant materials used below the base flood elevation plus one foot.

(6) Have mechanical, plumbing and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one foot.

(d) *Florida Building Code, additions to existing buildings in flood hazard areas.* All additions to existing buildings in flood hazard areas shall comply with the requirements of the code for new construction in flood hazard areas.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This ordinance is and the same shall become effective immediately upon final passage hereof.

SECTION 6. If any provision of this Ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct and independent provisions to the fullest extent possible.

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Sara K. Hedges
City Attorney

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 25-030 was duly advertised by title only in the St. Lucie News Tribune on September 24, 2025; copy of said Ordinance was made available at the office of the City Clerk to the

public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, October 6, 2025; and was duly introduced, read by title only, and passed on second and final reading on Monday, October 20, 2025, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: Shaun Coss, Assistant Director of Building, Building, Building Admin

FROM: Felicia Holloman, Assistant City Attorney FH

THROUGH: Sara Hedges, City Attorney *SH*

RE: Ord. 25-XXX Floodplain Management

CAO RLS FILE: 25-262

DATE: September 4, 2025

I have reviewed the above request for legal services related to the Ordinance amending the Code sections concerning floodplain management. A redlined and clean copy of the Ordinance has been uploaded, and the clean copy is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Received
SEP 30 2025
City Clerk's Office

Null
City Of Fort Pierce
100 N. U.S. 1
Fort Pierce FL 34950

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 09/24/2025
SCN tcpalm.com 09/24/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/24/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	$165.44	
Tax Amount:	$0.00	
Payment Cost:	$165.44	
Order No:	11663593	# of Copies:
Customer No:	1126527	0
PO #:	LSAR0369597	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to City Charter and Florida Statute 166.041, will hold Public Hearings, on Monday, October 6, 2025 and Monday, October 20, 2025 at their meetings which begin at 5:05 p.m., on first and second readings, respectively in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 25-029 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE VII – COASTAL CONSTRUCTION CODE BY DELETING AND RESERVING SECTIONS 103-263 – 103-268; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

ORDINANCE NO. 25-030 - AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 103 – BUILDING AND BUILDING REGULATIONS, ARTICLE II – BUILDING CODE, DIVISION 1 – GENERALLY, SECTION 103-24 BY DELETING FLORIDA BUILDING CODE TECHNICAL AMENDMENTS FOR ADDITIONS; AMENDING CHAPTER 109 – FLOODPLAIN MANAGEMENT, ARTICLE I – IN GENERAL, SECTION 109-2 BY MODIFYING CERTAIN DEFINITIONS; AMENDING ARTICLE III – FLOOD-RESISTANT DEVELOPMENT, SECTION 109-49 BY PROVIDING FOR A TECHNICAL AMENDMENT TO THE FLORIDA BUILDING CODE FOR ADDITIONS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

All interested parties may appear at the meeting and be heard with respect to the Ordinances; said Ordinances will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida or on the city's website at www.cityoffortpierce.com.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO INSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
September 24 2025
LSAR0369597

City Commission Regular Meeting - 5:05 PM **12. C.**

Meeting Date: 10/20/2025

Re: 25-031 Symphony Lakes

Submitted For: Kev Freeman, Planning Director, Planning Department

SUBJECT:

Quasi-Judicial Hearing - Ordinance 25-031 - Review of an application to approve a planned development in respect of the Final Site Plan for Pod 1 and the Planned Development Zoning Agreement for the Symphony Lakes Planned Development (PD) generally located at or near the northeast corner of Selvitz Road and Devine Road and west of Christensen Road, containing approximately 88.5 acres of land, more or less, plus additional right-of-way; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict; and providing for an effective date. - SECOND READING.

SUMMARY:

The 122.8-acre site was approved for a Mixed-Use Future Land Use on April 1, 2024, under Ordinance number 23-057.
Subsequently, the property was rezoned to Planned Development (Master Site Plan) on June 3, 2024, under Ordinance 23-058. The overall master plan proposed 625 units which generate a gross density of 5.1 du/ac. The Symphony Lakes Planned Development consists of four Pods which are subject to a phased development program.

This application proposes a Final Site Plan for Pod 1.
Pod 1 is the largest Pod on the site, providing the development with a conservation area as well as multiple lakes. The Selvitz Road development is a gated community with two access points to this site, which are both proposed on Selvitz Road. There is an entrance provided for emergency services use only along Christensen Road. This entrance is not to be used by residents or visitors at any time. Additionally, no entrance is proposed on Devine Road. Parcel #(s) 2432-211-0005-000-6 (portion), 2432-211-0006-000-3 (portion), 2432-343-0001-000-4 (entire). Containing 88.5 acres, more or less

The proposed Pod 1 Final Site Plan is consistent with the Pod 1 master site plan. The plan is approximately 88 acres, and its primary use is residential. Pod 1 provides the site with 286 single-family residential units, which generates approximately 3.2 gross dwelling units per acre.
A 20% minimum of lake/open space located within Pod 1 has been approved by the City of Ft. Pierce per the conceptual PD plan. The Final PD Plan further details this open space, a total of 37.9 acres, or 43% of Pod 1.

Pod 1 provides an amenity center. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood. In addition, the Symphony Lakes development dedicated 3.8 acres of Pod 1 to an existing conservation easement. These 3.8 acres of preservation are located in the northeast area of the site.

The northern edge of the entire site borders a canal, separating the proposed development from the industrial use area north of this site. An existing 20-foot buffer exists on the industrial side of the 45-foot canal. In addition, there is a 40-foot landscaped berm on the northernmost edge of the site to aid in the separation and buffering of these two uses. This provides 200 feet between the residential properties and the buffer on the industrial site.

The project proposes traffic improvements, which have been agreed with St. Lucie County and consist of 60-foot and 80-foot / 50-foot access roads off Selvitz Road as shown on the Master Site Plan that will provide access to the Pods and shall be constructed as part of the development of Pod 1 and shall be constructed consistent with the approved plans.

RECOMMENDATION:

Based on the review of the project, compliance with the Comprehensive Plan and consideration of the impact upon the Health, Safety and Welfare of the public. Staff recommend that City Commission APPROVE the application for Final PD Site Plan subject to the eight (8) conditions of development listed below.
(The conditions incorporate the recommendations made by the Planning Board).

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. The development of Pod 1 shall satisfy all applicable conditions of the 'Conceptual' Symphony Lakes PD.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
7. A Landscape Maintenance Agreement shall be required prior to Final Certificate of Occupancy being issued for Pod 1.
8. The developer is responsible for obtaining all required state or federal agency permits. The approval of the development by the City does not create liability on the part of the City for issuance of this development approval if the applicant fails to obtain requisite approvals from other agencies.

ALTERNATIVES:

Approve with Additional/Alternative Conditions.

Or

Disapprove.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee.
Planning Board.
City Attorney.

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

N/A

Attachments

Staff Presentation
Applicant Presentation
Staff Report
Ord #25-031
Development Agreement
Site Plan
Phasing Plan
Narrative
Site Location Map
Statement of PD Benefits
Legal Description
Boundary Survey
Topographic Survey
Contextual Photos
Property - Photos
Application
Landscape Plan
Tree Survey
Tree Mitigation Plan
Engineering Plan - Horizontal Control
Engineering Plan - Paving & Grading
Engineering Plan - Utility Plan
Engineering Plan - Stormwater and Utility Details
Lighting Plan
Design Review Form
Building Elevations
Architectural Drwgs

Color Board
Proposed Floor Plans
Design Review Narrative
CA memo
Planning Director Memo
TRC Comments
TIA - Approval
Traffic Analysis
Traffic Review Authorization
Public Notification Certification
Mail Out Map
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Richard Chess	09/25/2025 05:03 PM

Form Started By: Kev Freeman
Started On: 09/17/2025 11:49 AM
Final Approval Date: 10/07/2025

CITY OF FORT PIERCE

CITY COMMISSION
OCTOBER 6, 2025

SYMPHONY LAKES PLANNED DEVELOPMENT
FINAL SITE PLAN (POD 1)
PD2024-00009

APPLICATION
PD2024-00009

APPLICANT
Cotleur & Hearing
On behalf of the Property Owners

ADDRESS
4300 Selvitz RD

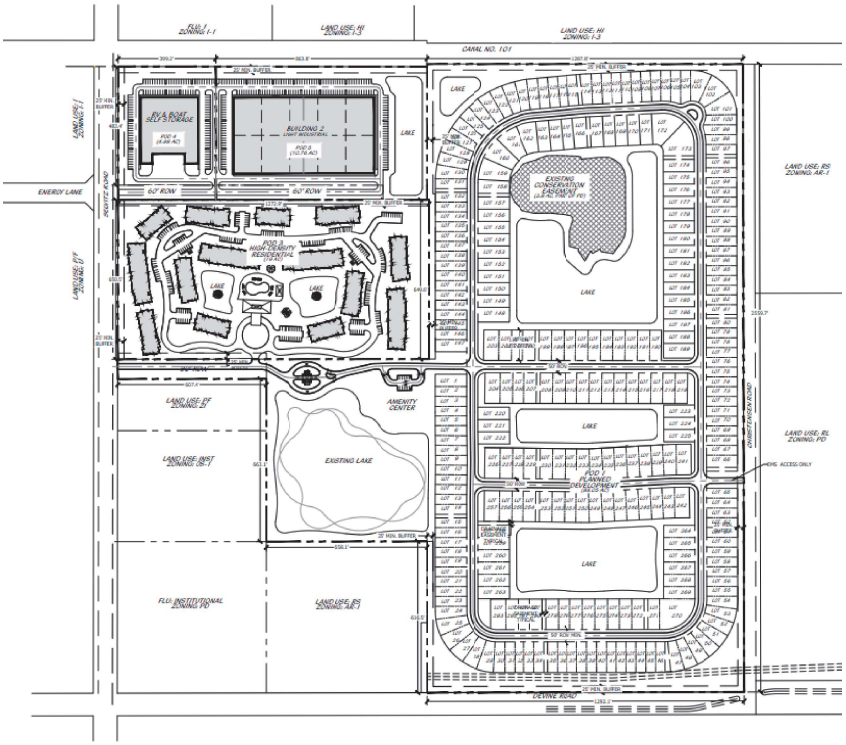
PARCEL ID #:
2432-211-0005-000-6 (portion),
2432-211-0006-000-3 (portion),
2432-343-0001-000-4 (entire).
Containing 88.5 acres, more or less

SUMMARY

The proposed Pod 1 Final PD Site Plan is consistent with the Master PD Site Plan. Pod 1 is approximately 88 acres, the plan proposes 286 single-family residential units, which produces approximately 3.25 dwelling units per acre.

The Master Site Plan requires a minimum of 20% Open Space in Pod 1.

SYMPHONY LAKES – MASTER SITE PLAN – APPROVED JUNE 3, 2024



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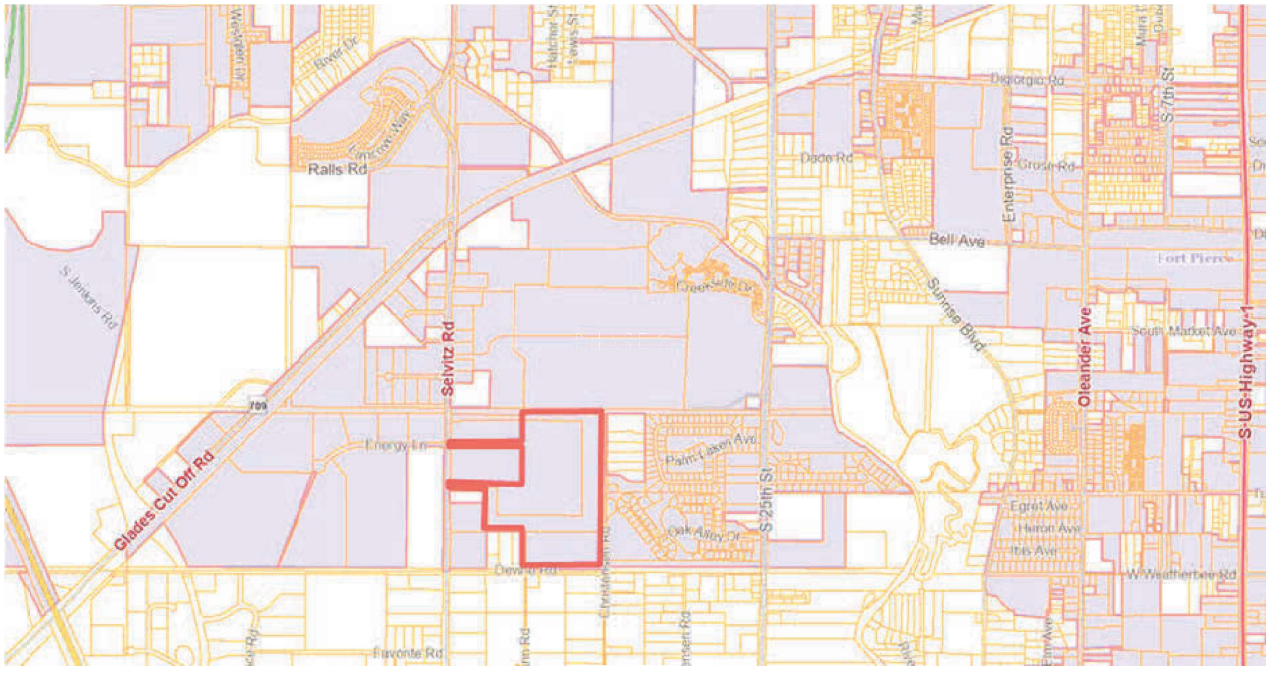
SITE LOCATION SITE AREA +/- 88 Acres



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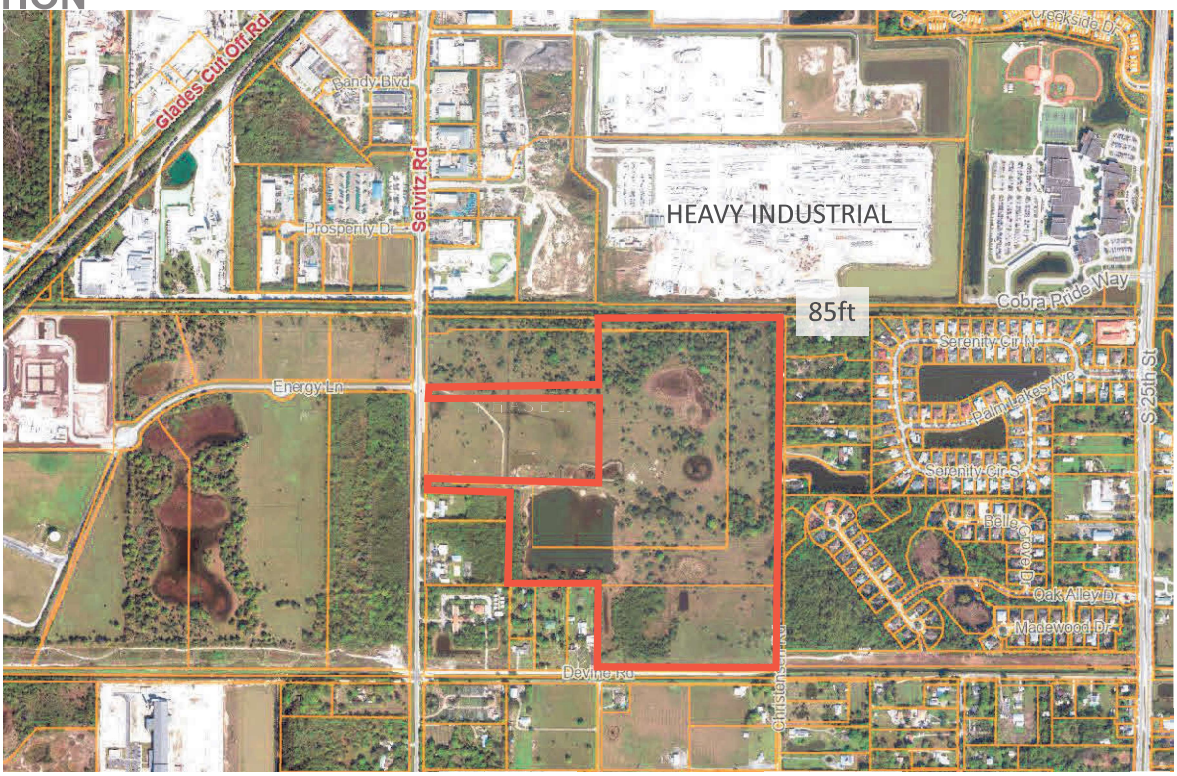
SITE LOCATION



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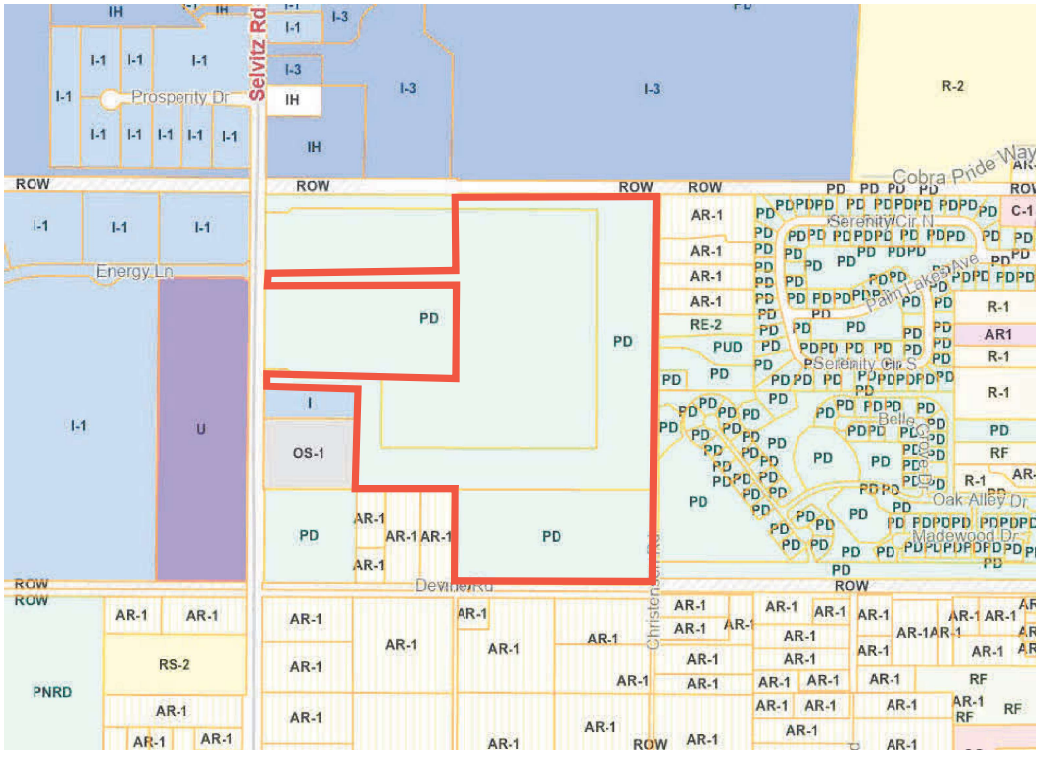
EXISTING ZONING – PD – JUNE 3, 2024



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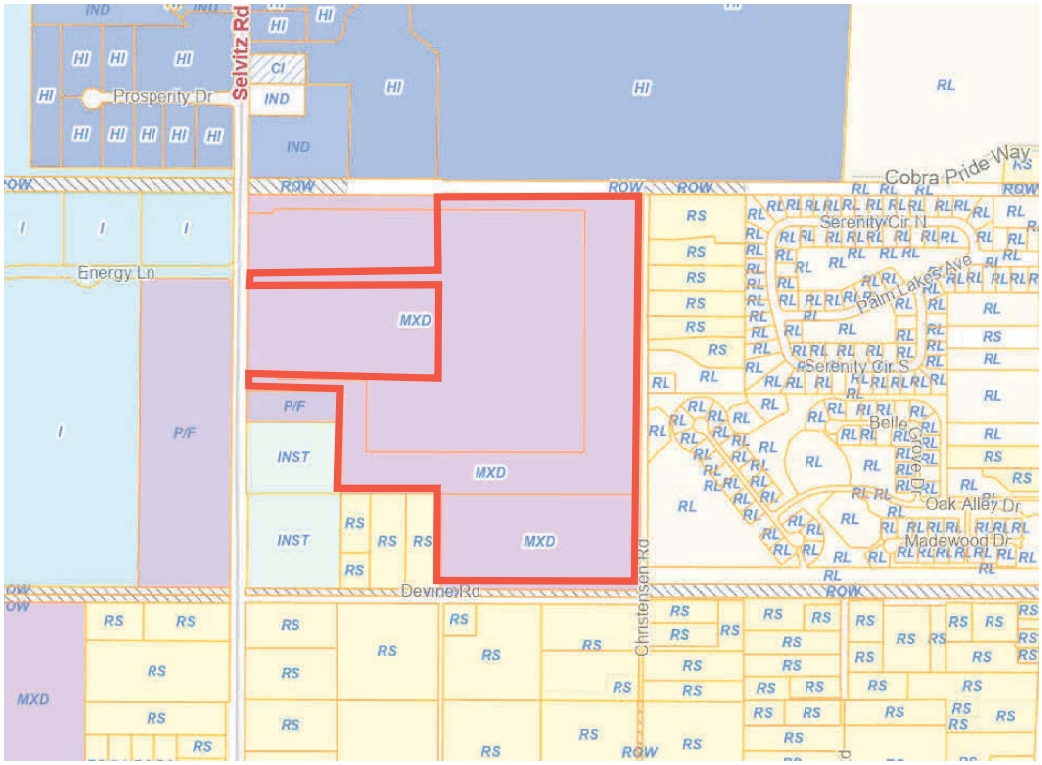
EXISTING FLU – MXD ADOPTED APRIL 1, 2024



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PLANNING BOARD - JUNE 9th, 2025.

The Planning Board recommended, by vote of 6 to 1, to move the application to the City Commission with a recommendation of APPROVAL.

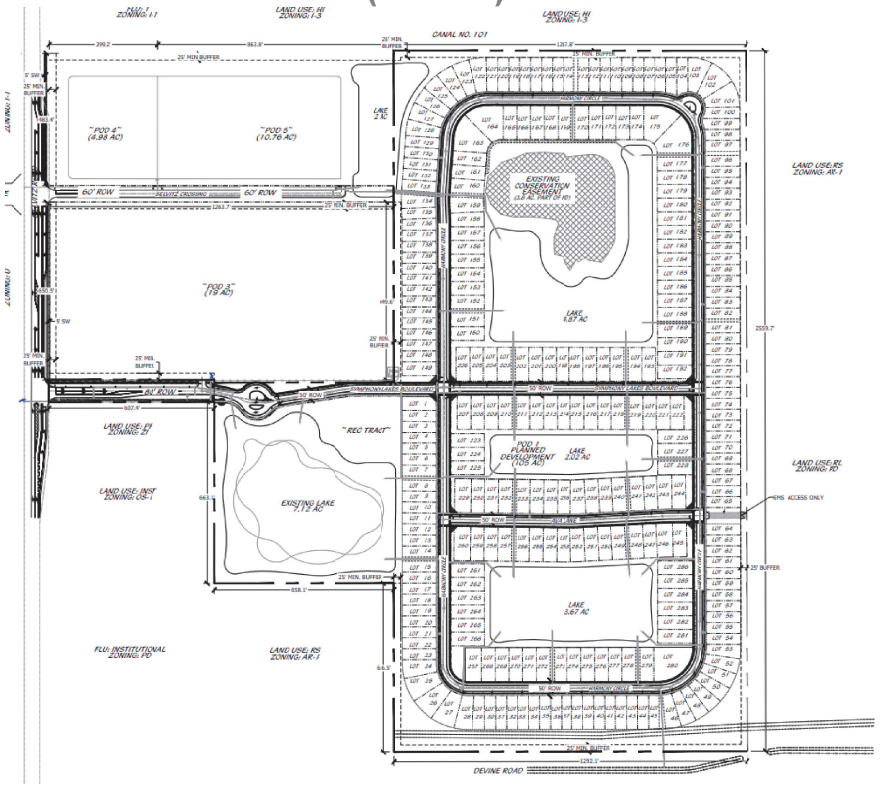
The following conditions should be attached.

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. All conditions of the 'Conceptual' Symphony Lakes PD have been met.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.

Conditions (cont'd).

4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

SYMPHONY LAKES FINAL PD SITE PLAN (POD 1)



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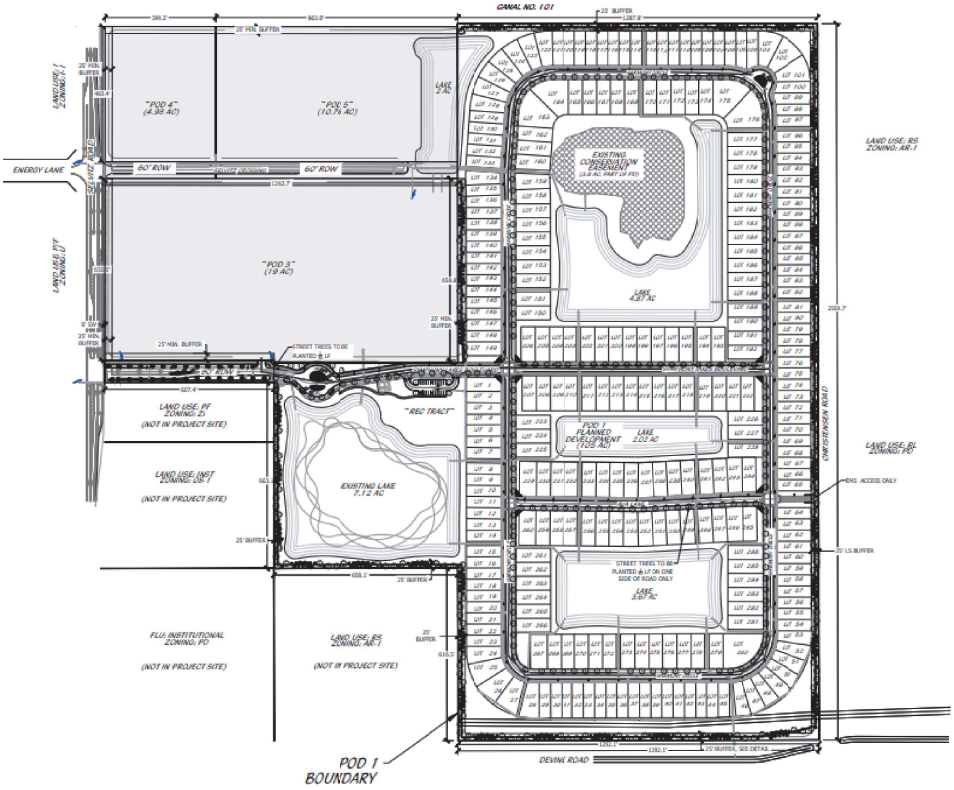
SYMPHONY LAKES POD 1 SITE DATA

POD 1 DATA	3835423.97 SF	88.05 AC
DWELLING UNITS	286	
DU/AC	3.2	
OPEN SPACE/ PERVIOUS	20% MIN	

OPEN SPACE CALCULATIONS		
REQUIRED (20%)	17.61 AC	
LAKES	14 AC	MINIMUM
LANDSCAPE AREA	3 AC	MINIMUM
OTHER	0.61 AC	MINIMUM

SYMPHONY LAKES FINAL PD LANDSCAPE PLAN (POD 1)

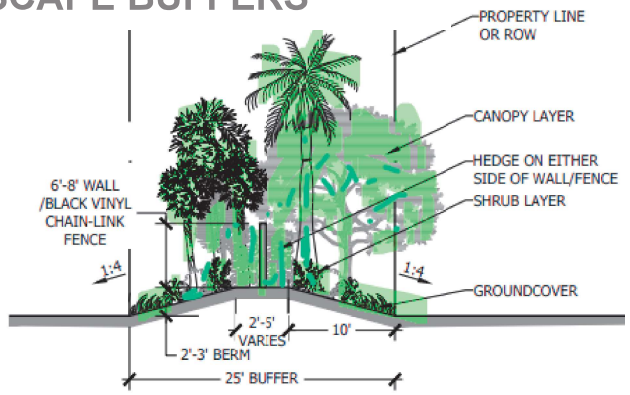


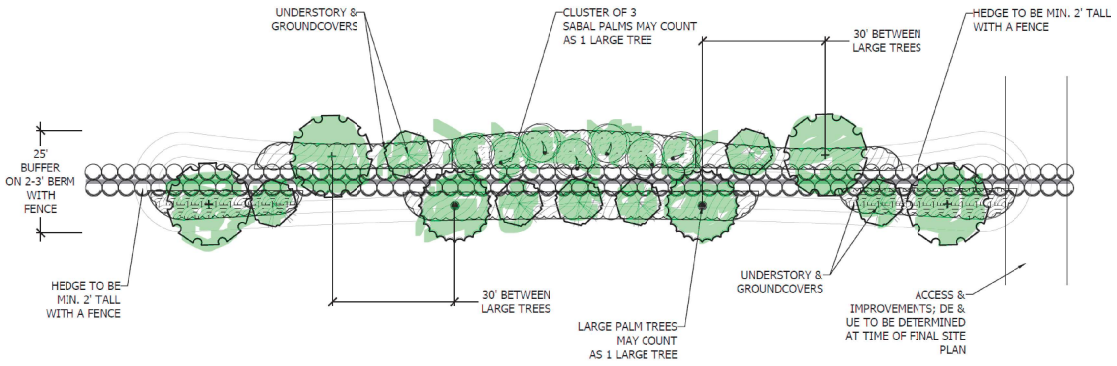
SYMPHONY LAKES POD 1 LANDSCAPE DATA

STREET TREE REQUIREMENTS	LENGTH	REQUIRED	PROVIDED
1 TREE PER 40' LF	9264.27	232	232
* 2 MIDSTORY TREES = 1 12' TREE			

LANDSCAPE BUFFER REQUIREMENTS	LENGTH	REQUIRED	PROVIDED
NORTH (CANAL NO. 101) (1 TREE PER 30' LF)	1287.80	32	39
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		515	516
EAST (CHRISTENSEN RD) (1 TREE PER 30' LF)	2559.70	64	71
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		1024	1024
SOUTH (DIVINE RD) (1 TREE PER 30' LF)	1292.10	32	10
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		517	512

SYMPHONY LAKES – LANDSCAPE BUFFERS





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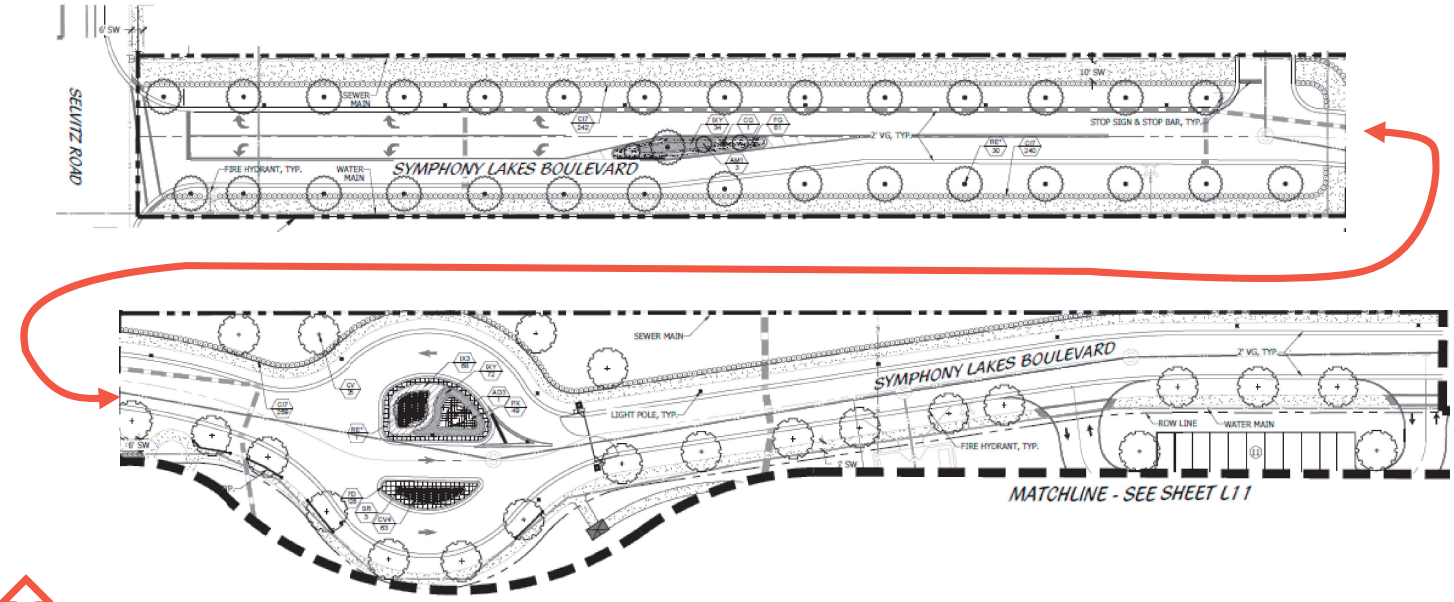
SYMPHONY LAKES – SCHOOL BUS STOP



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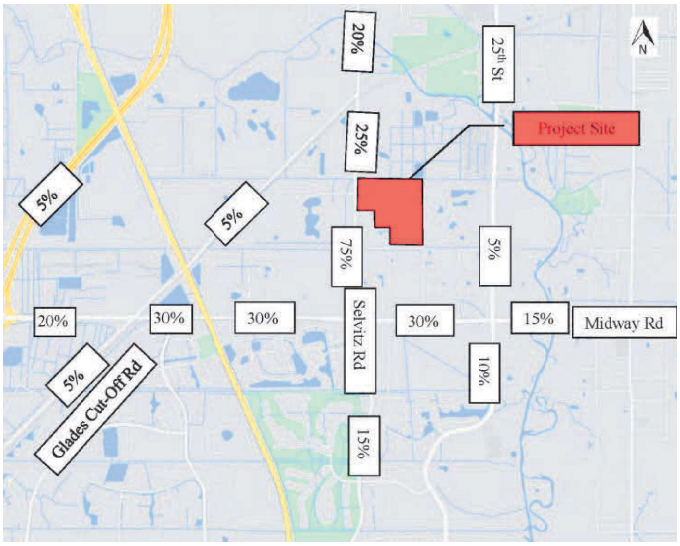
SYMPHONY LAKES – POD 1 TRAFFIC / TRIP GENERATION / ASSIGNMENT

ITE Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	286 DU	2,653	194	49	145	267	168	99
NET PROPOSED TRIPS		*2,653*	*194*	*49*	*145*	*267*	*168*	*99*
Total Proposed Driveway Volumes		*2,653*	*194*	*49*	*145*	*267*	*168*	*99*



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COMPLIANCE WITH THE COMPREHENSIVE PLAN

The proposal complies with the City's Comprehensive Plan and the Future Land Use Map.

The Project shall perform in accordance with the requirements of the proposed Development Agreement in relation to public health, safety and welfare. Project provides the following:

A. Roadway Access: Two primary access roads off Selvitz Road and an emergency only access point off Christensen Road.

B. Bus Stop: A school bus stop, a bus turnaround area and sidewalks within the Project.

C. Utilities: A looped water main and private lift station to serve the needs of the Project. Utility lines and infrastructure within the Project.

D. Open Space and Lakes for the benefit of residents of the Project, and stormwater management.

E. Sidewalks: Pedestrian sidewalks and Streetlights are located on both sides of the internal roads.

F Landscaping: Large landscape buffers are provided around the perimeter.

RECOMMENDATION

Staff recommend that City Commission **APPROVE** the application for Final PD Site Plan subject to the eight (8) conditions of development listed below.

(The conditions incorporate the recommendations made by the Planning Board).

CONDITIONS TO BE ATTACHED TO THE APPROVAL

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. The development of Pod 1 shall satisfy all applicable conditions of the 'Conceptual' Symphony Lakes PD.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

CONDITIONS TO BE ATTACHED TO THE APPROVAL

5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
7. A Landscape Maintenance Agreement shall be required prior to Final Certificate of Occupancy being issued for Pod 1.
8. The developer is responsible for obtaining all required state or federal agency permits. The approval of the development by the City does not create liability on the part of the City for issuance of this development approval if the applicant fails to obtain requisite approvals from other agencies.

ALTERNATIVE RECOMMENDATIONS

APPROVAL WITH ADDITIONAL/ALTERNATIVE CONDITIONS

OR

DENIAL

Cotleur & Hearing

Selvitz Road Mixed-Use

Final Planned Development

PD2024-00009

October 6th, 2025

City Commission Meeting

City of Fort Pierce, Florida

Project Team |

Cotleur & Hearing

- **Donald Stevenson**

- **Landscape Architects and Planners – Cotleur & Hearing**
  - Leah Heinzelmann, PLA, ASLA
  - Phoebe Prentner, ASLA

- **Civil Engineer – Mills, Short and Associates**
  - Wesley Mills, P.E., M.ASCE
  - Devin Curran, EI

- **Traffic Engineer- MacKenzie Engineering & Planning, Inc.**
  - Shaun MacKenzie, PE

- **Environmental Planner- Advanced Restoration Ecology**
  - Drew Gatewood

The PD for Symphony Lake was approved by the City Commissioners on June 3rd of 2024. Today we are presenting the site plan for Phase 1 of the approved PD.

Location | Context Road Network

Cotleur & Hearing

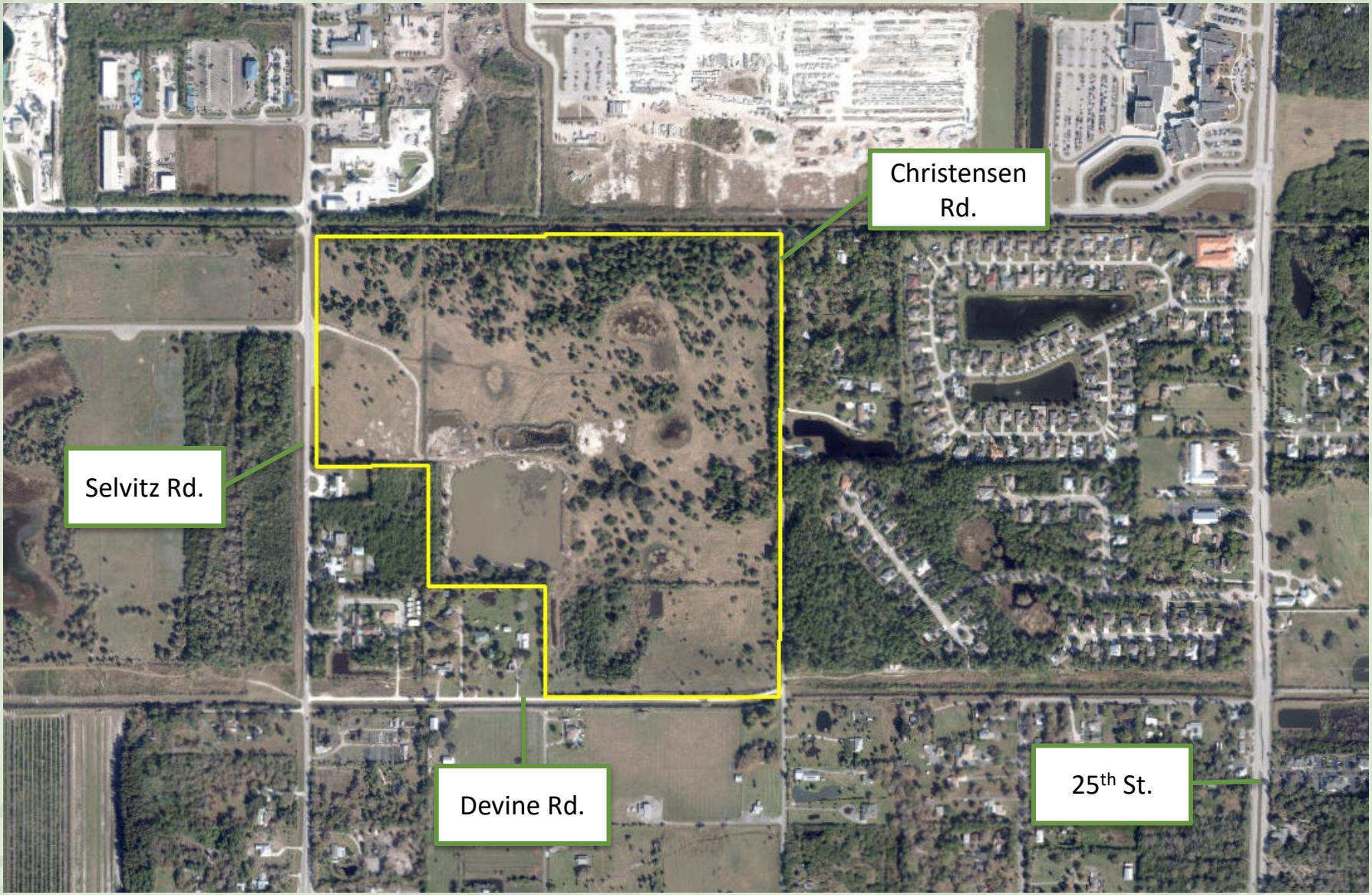


Selvitz Road Mixed-Use

City of Fort Pierce, FL

Aerial | Existing Conditions

Cotleur & Hearing

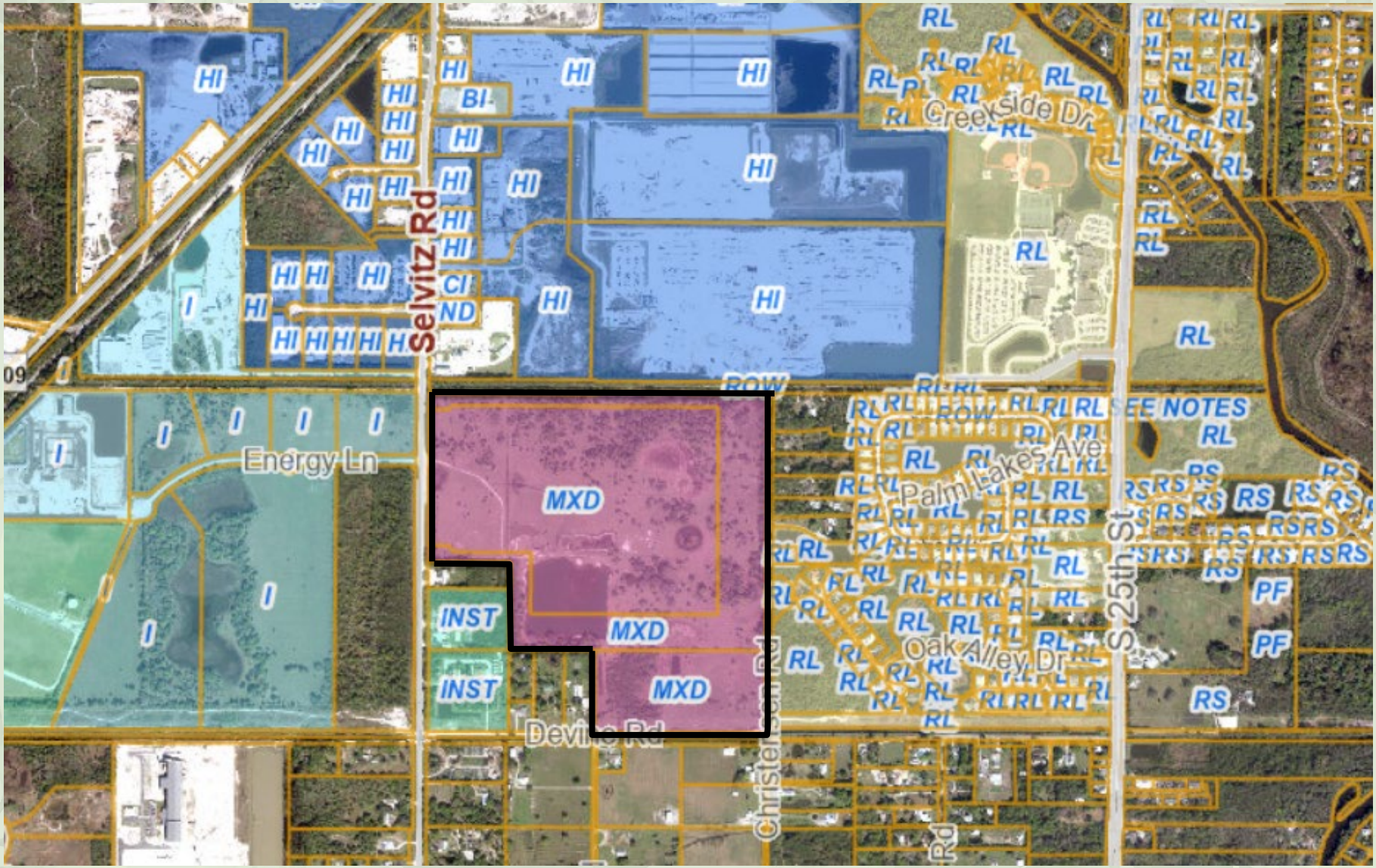


Selvitz Road Mixed-Use

City of Fort Pierce, FL

FLUM | Existing Future Land Uses

Cotleur & Hearing

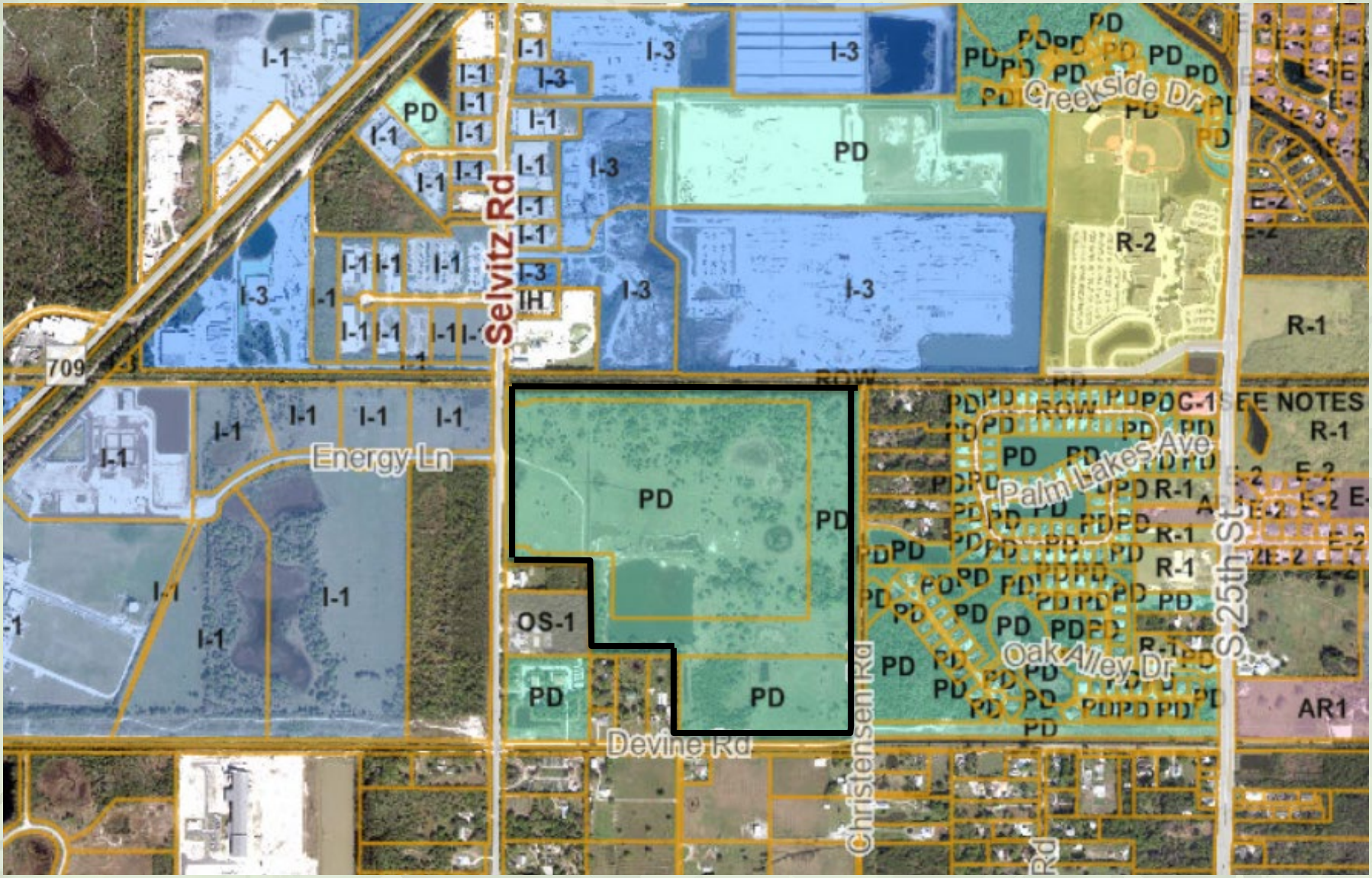


Selvitz Road Mixed-Use

City of Fort Pierce, FL

Zoning | Existing Zoning Designations

Cotleur & Hearing

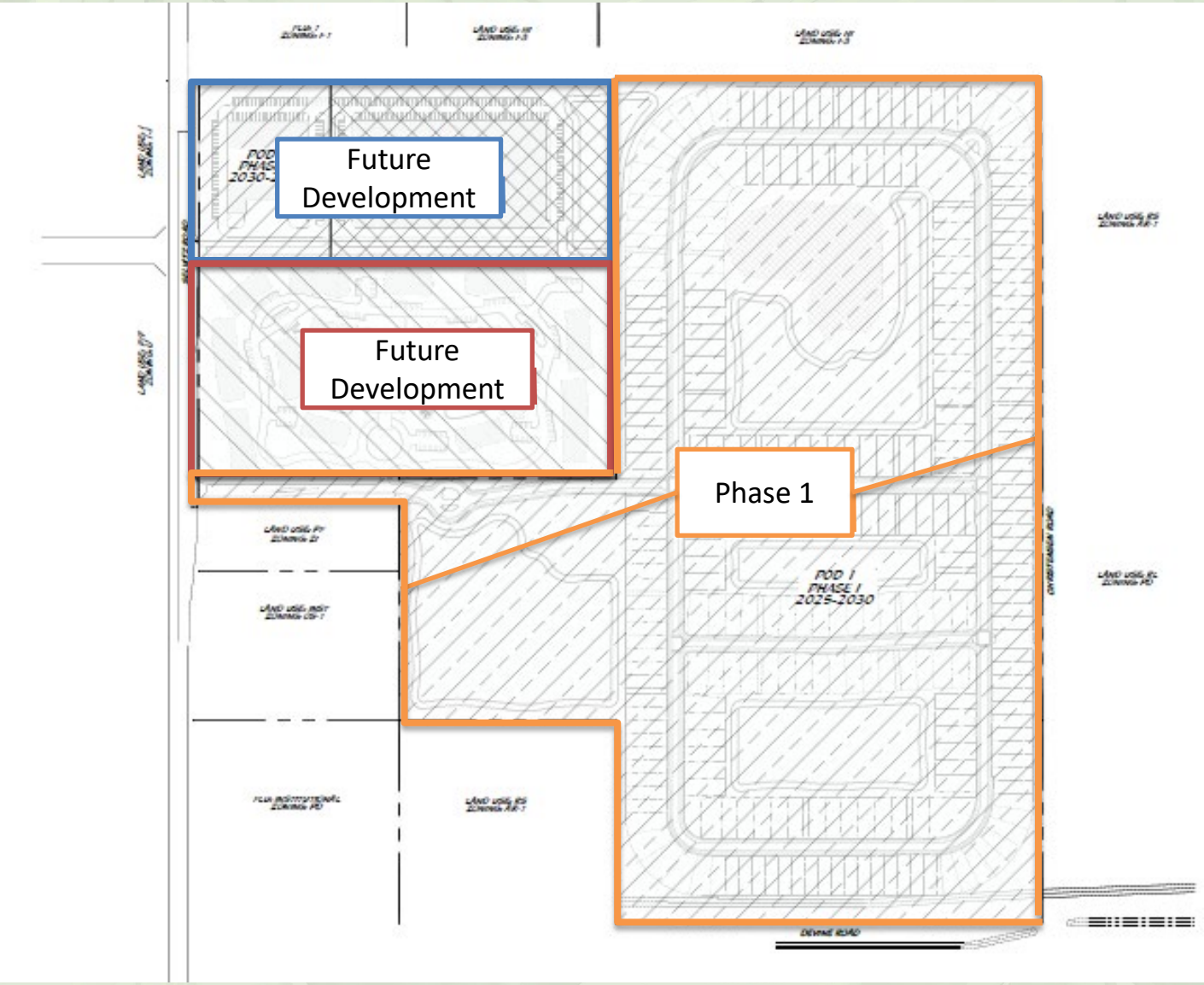


Selvitz Road Mixed-Use

City of Fort Pierce, FL

Planned Development | Phasing Plan

Cotleur & Hearing



Selvitz Road Mixed-Use

City of Fort Pierce, FL

Site Plan | Phase 1

Cotleur & Hearing

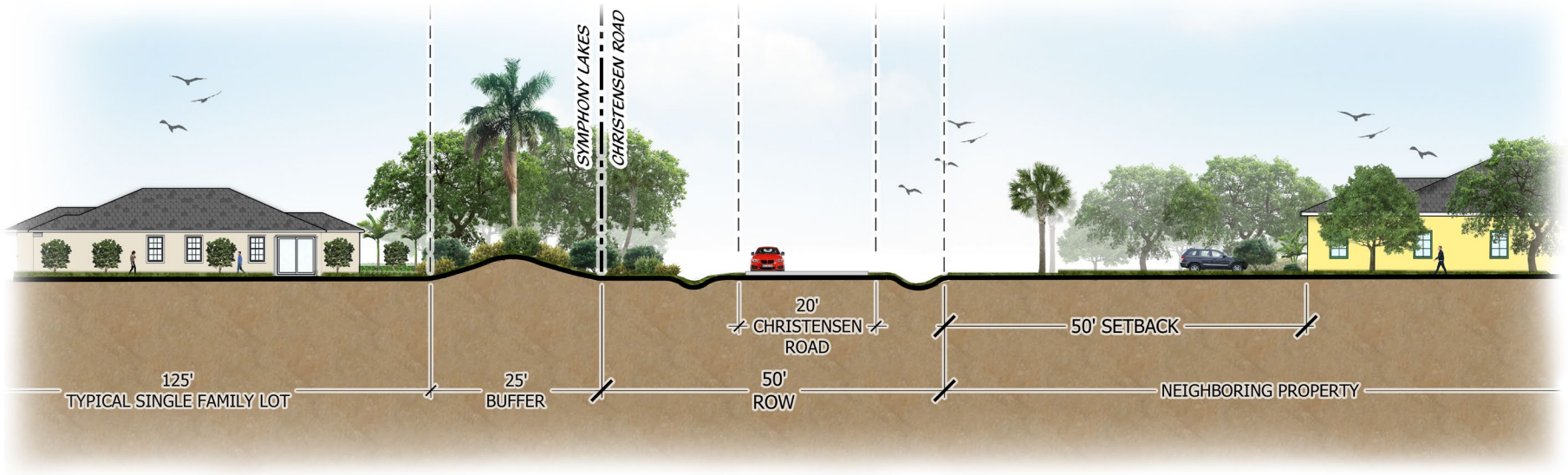


Selvitz Road Mixed-Use

City of Fort Pierce, FL

Buffer Cross- Section | Phase 1

Cotleur & Hearing



KEY MAP

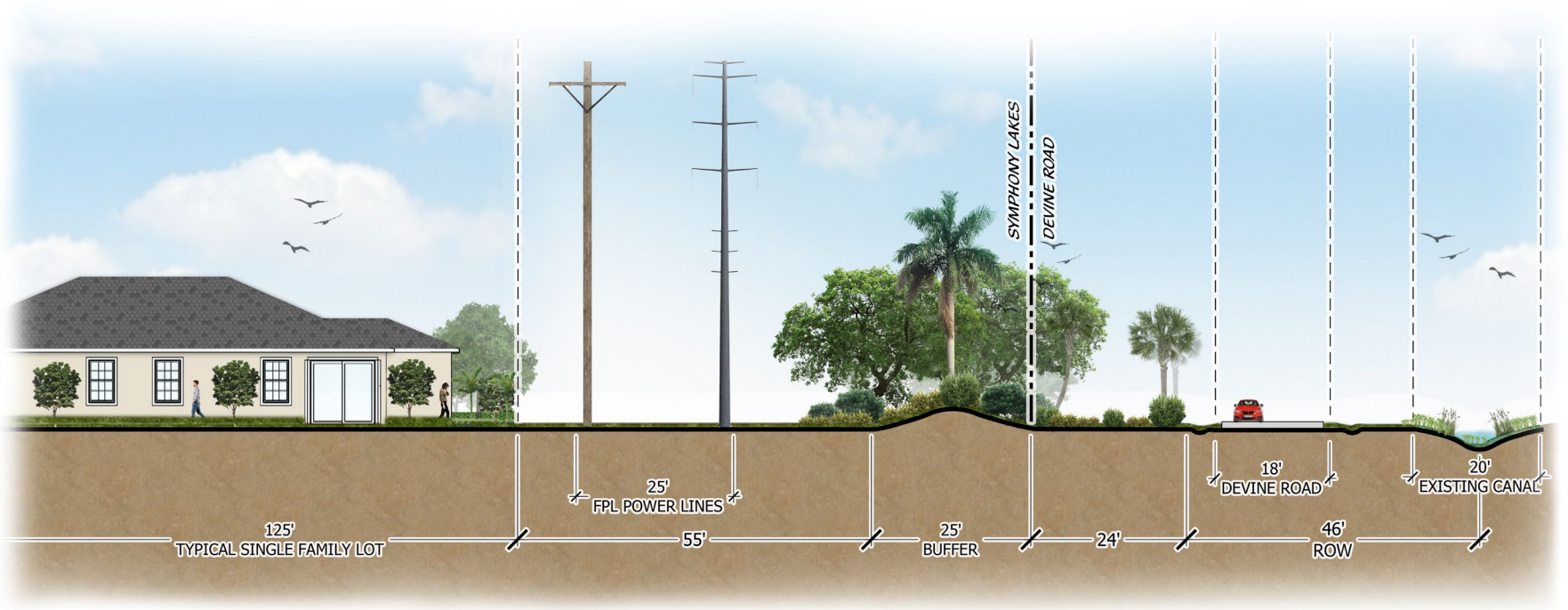


CHRISTENSEN ROAD PERIMETER BUFFER

North

Buffer Cross- Section | Phase 1

Cotleur & Hearing



KEY MAP

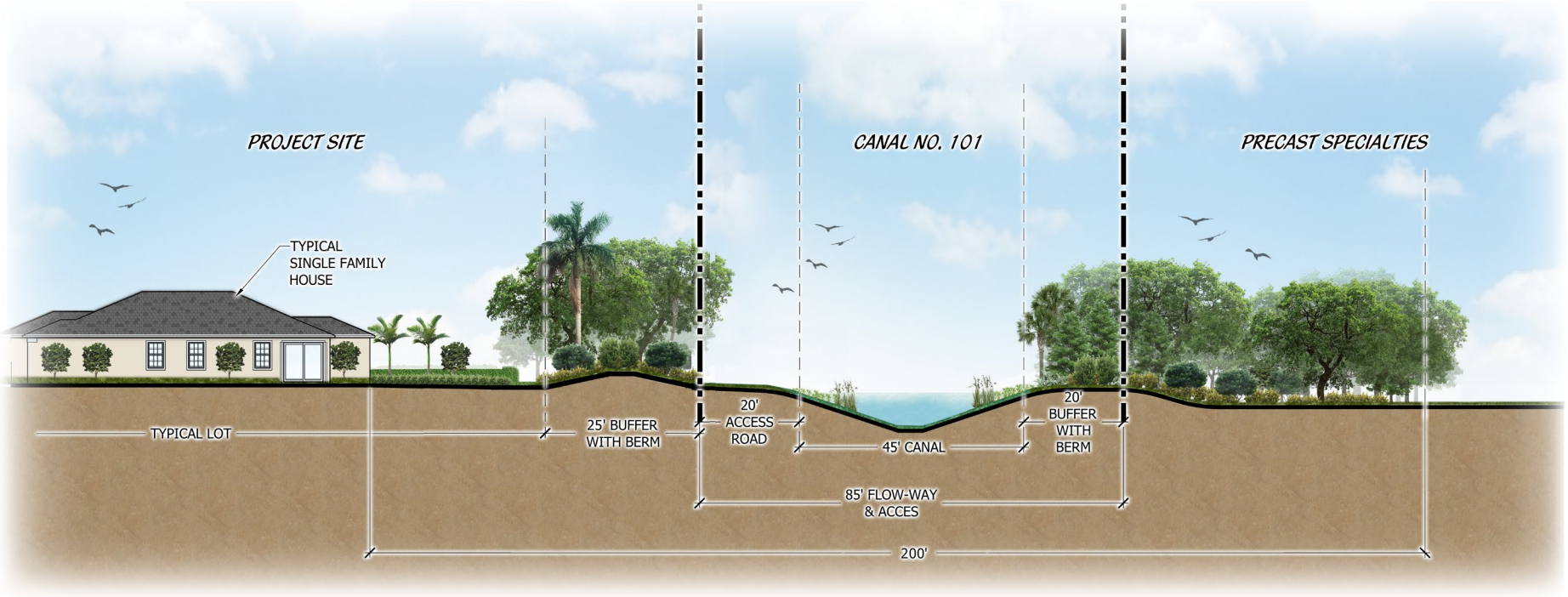


DEVINE ROAD PERIMETER BUFFER

North

Buffer Cross- Section | Phase 1

Cotleur & Hearing



KEY MAP



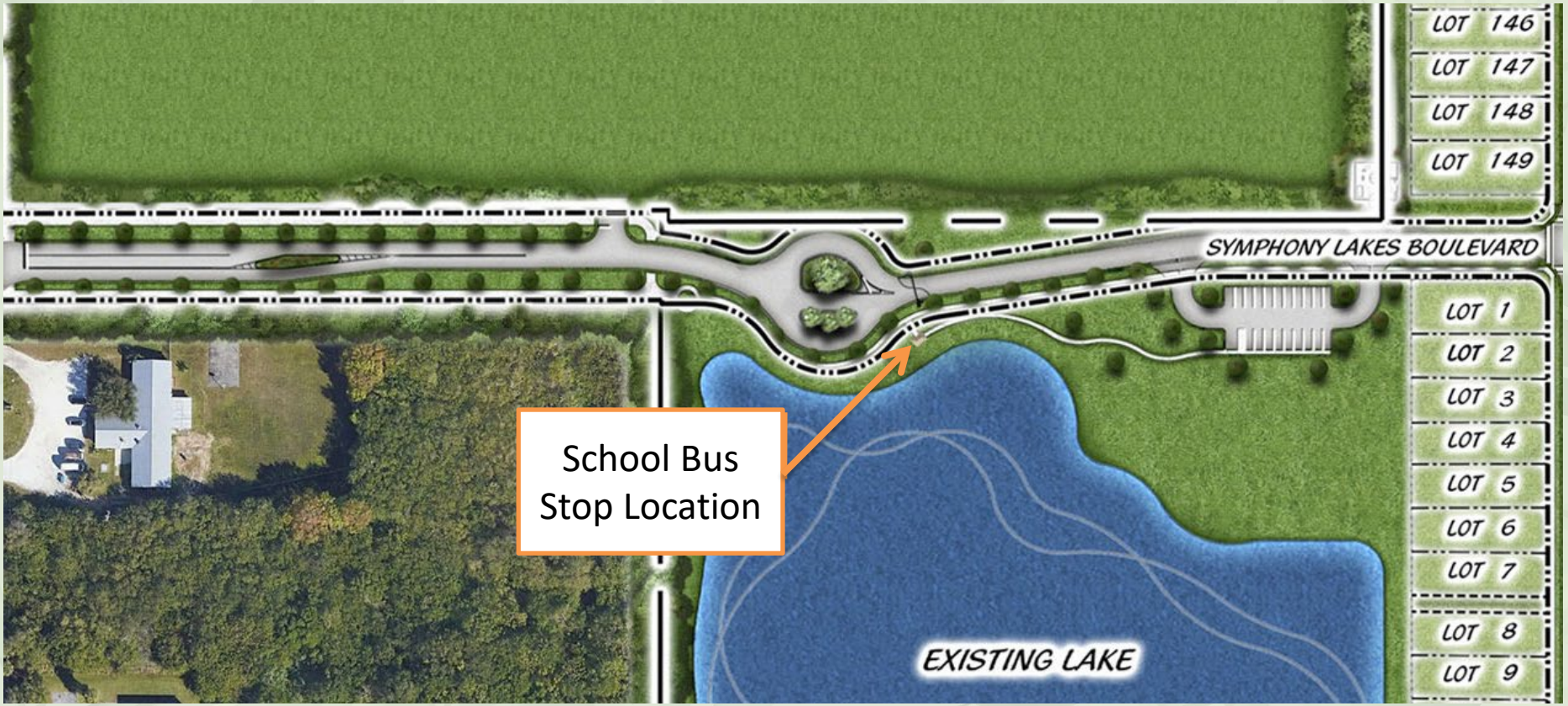
INDUSTRIAL SEPERATION BUFFER

North

Selvitz Road Mixed-Use

City of Fort Pierce, FL

Site Plan| Bus Stop

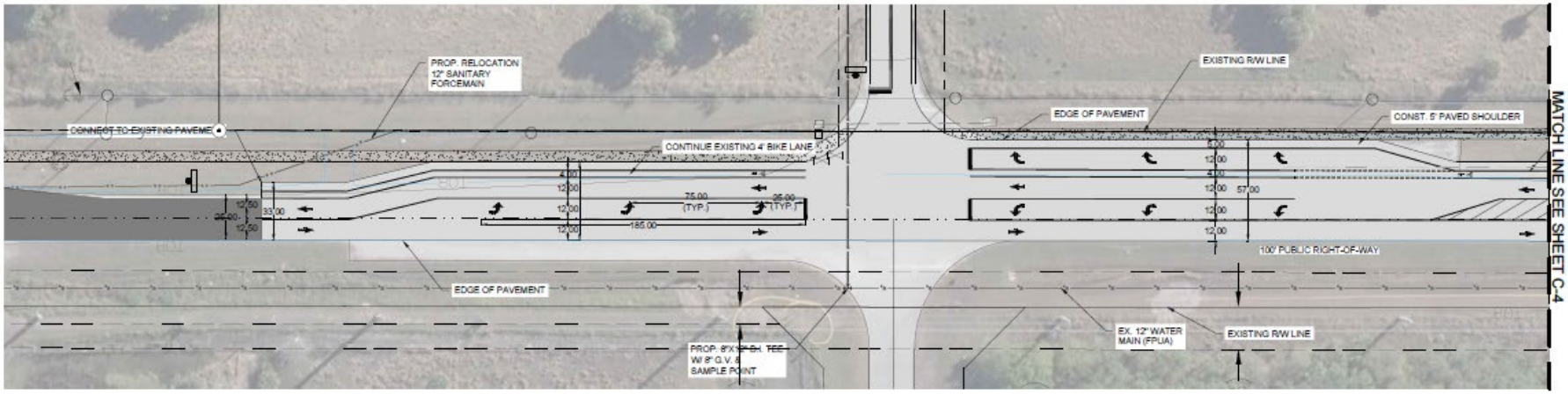


Selvitz Road Mixed-Use

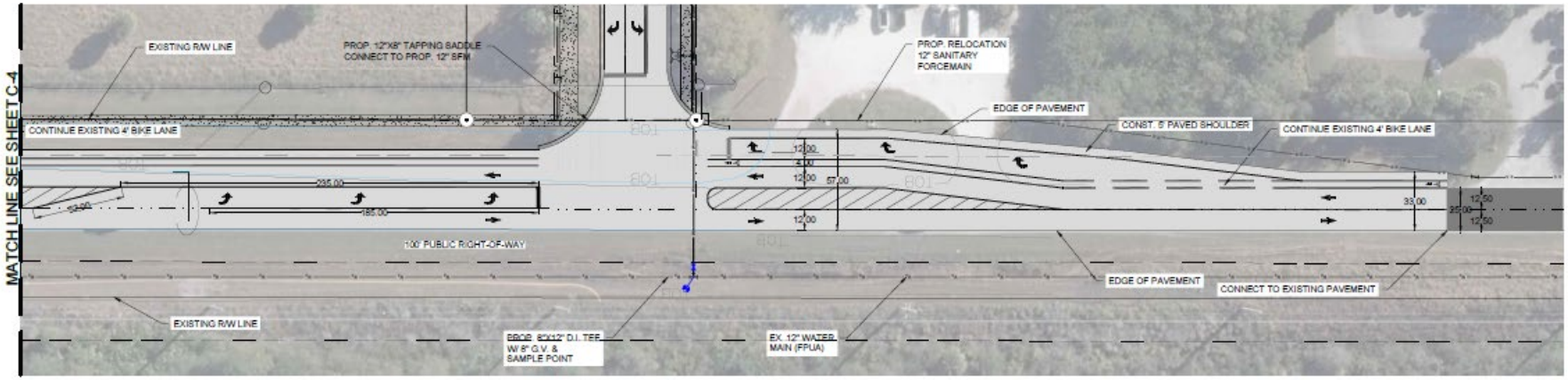
City of Fort Pierce, FL

Improvements | Off Site

Cotleur & Hearing



OFF-SITE IMPROVEMENTS (SELVITZ ROAD)
SCALE: 1" = 40'



OFF-SITE IMPROVEMENTS (SELVITZ ROAD)
SCALE: 1" = 40'

Selvitz Road Mixed-Use

City of Fort Pierce, FL

Cotleur & Hearing

The Planning and Zoning Board Recommended Approval for the Phase 1 Site Plan contingent on outstanding issues being met prior to City Council.

The following items have been addressed and confirmed:

- ✓ Approval from St. Lucie County on the Traffic Impact Analysis
- ✓ All required Roadway Improvements to Selvitz, outside of the project boundaries, are defined and accounted
- ✓ A buffer/ Wall to Christensen Road is defined
- ✓ A designed and located school bus stop notated on the site plan
- ✓ Solid Waste service is agreed with the City's Public Works Department
- ✓ The requirements of the city's Engineering Department have been met

Conclusion |

The applicant and development team agree with staff's recommendation of approval with the list of conditions for the Phase 1 Site Plan.

Cotleur & Hearing

Thank you

CITY OF FORT PIERCE

PLANNING DEPARTMENT

STAFF REPORT

PROJECT: SYMPHONY LAKES FINAL PD - PD2024 - 00009

TO: RICHARD CHESS, CITY MANAGER

REVIEWER: KEV FREEMAN, PLANNING DIRECTOR

MEETING: OCTOBER 6th, 2025

LOCATION: East of Selvitz Road and North of Devine Road.

Parcel #'s 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4

The subject parcel is generally located southeast of Glades Cut Off Road and west of Selvitz Road on the north and south of Energy Lane

REQUEST: Review Symphony Lakes Final Planned Development Plan for Phase 1 - PD2024-00009 (4300 SELVITZ RD Fort Pierce, FL 34981)

SUMMARY

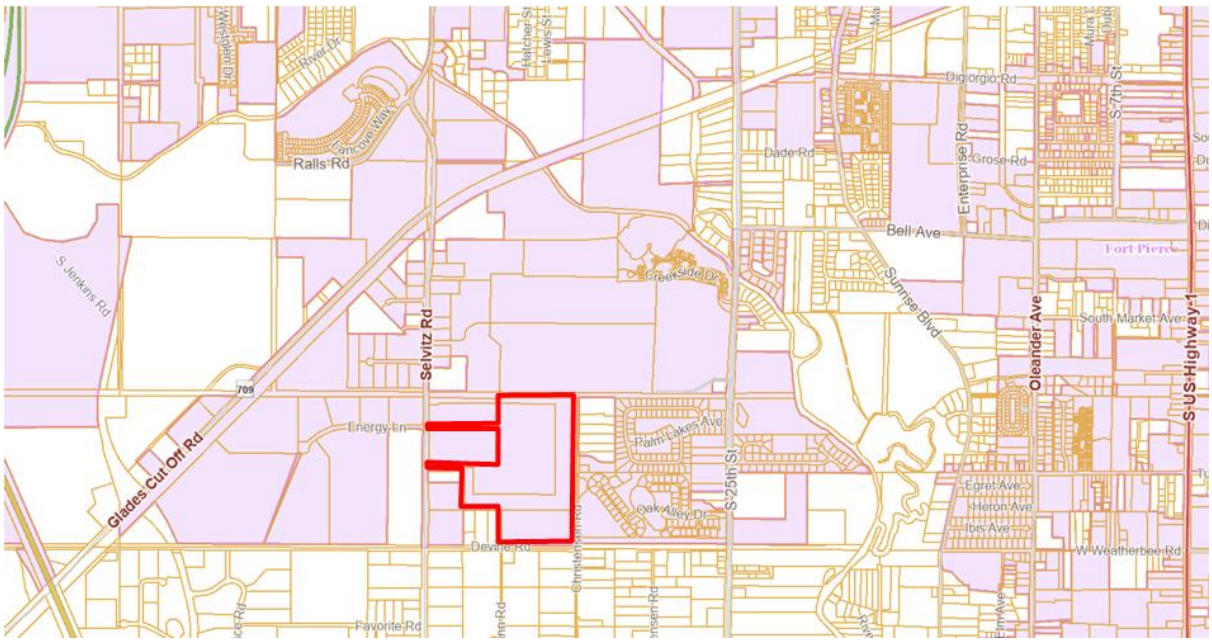
A proposed first phase of a mixed-use development on the NE corner of Devine Rd and Selvitz Rd. The overall 122.8-acre site was approved for MXD land use on April 1, 2024, under Ordinance number 23-057. Separately, the rezoning to PD was approved on June 3, 2024, under Ordinance 23-058.

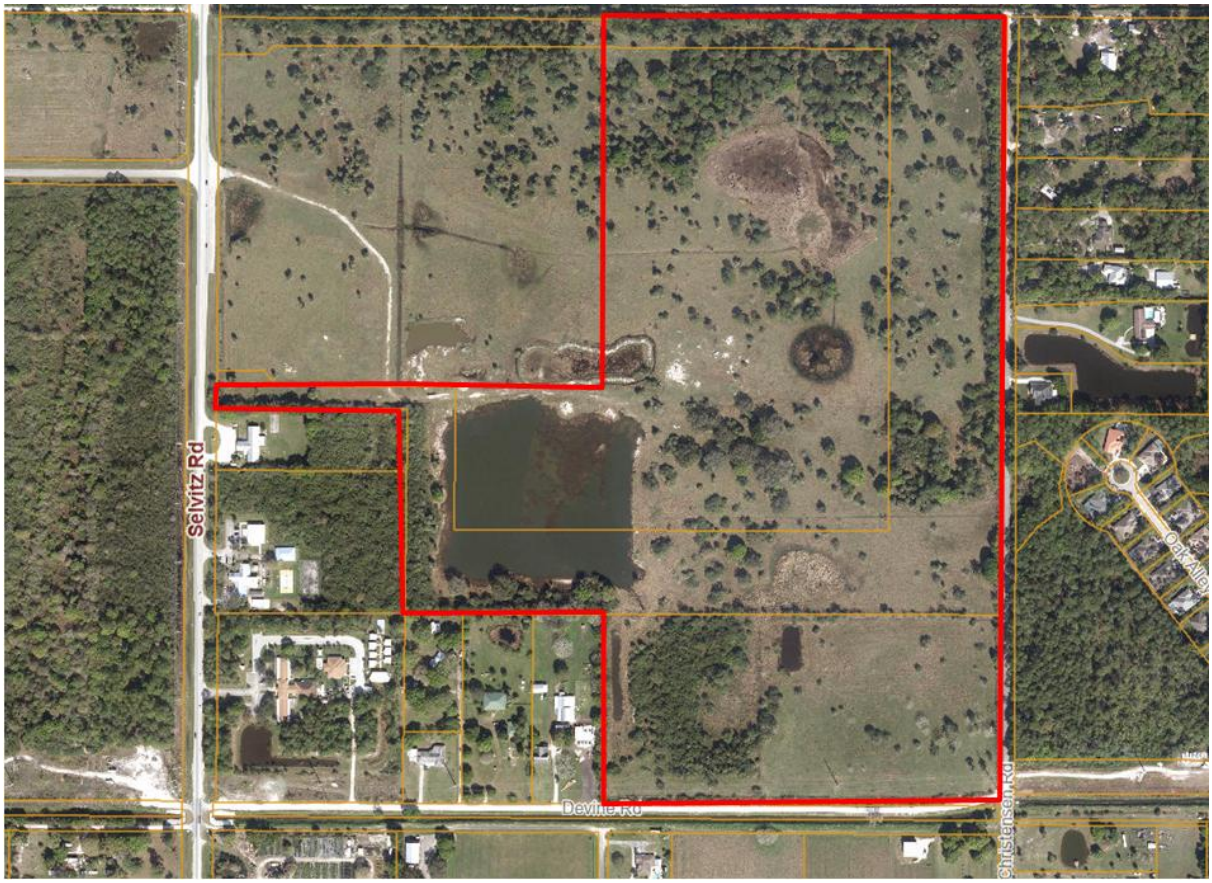
The overall concept plan proposed 625 units which would generate a gross density of 5.1 du/ac. Pod 1 is the largest Pod on the site, providing the development with a conservation area as well as multiple lakes.

Pod 1 comprises +/- 88.05 acres and proposes 286 single-family residential units, at approximately 3.2 gross dwelling units per acre. A 20% minimum of lake/open space located within Pod 1 has been approved per the conceptual PD plan. This Pod also provides its residents with an amenity center, located just east of the primary entrance to the community. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood.

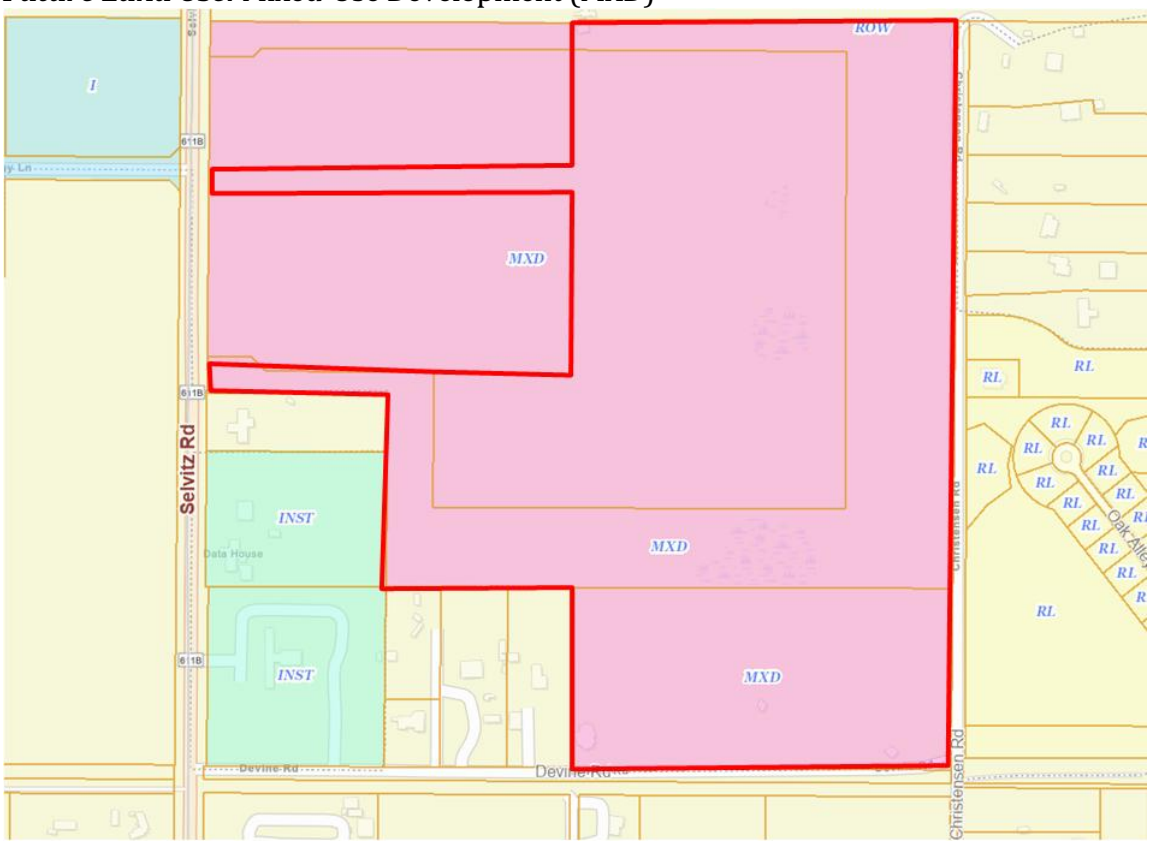
The northern edge of the entire site borders a canal, separating the proposed development from the industrial use area north of this site. An existing 20-foot buffer exists on the industrial side of the 45-foot canal. In addition, there is a 40-foot landscaped berm on the northernmost edge of the site to aid in the separation and buffering of these two uses. This provides 200 feet between the proposed residential properties and the buffer on the industrial site.

Location & City Limits:

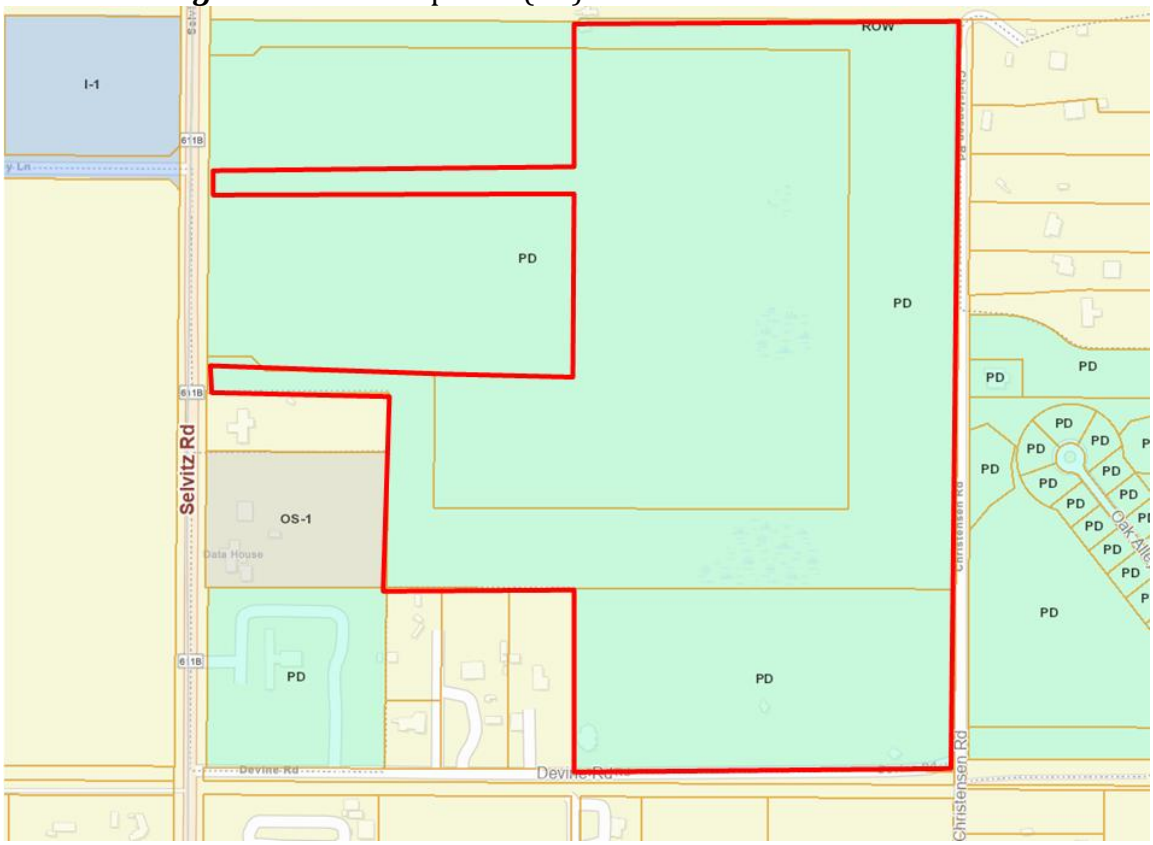




Future Land Use: Mixed-Use Development (MXD)

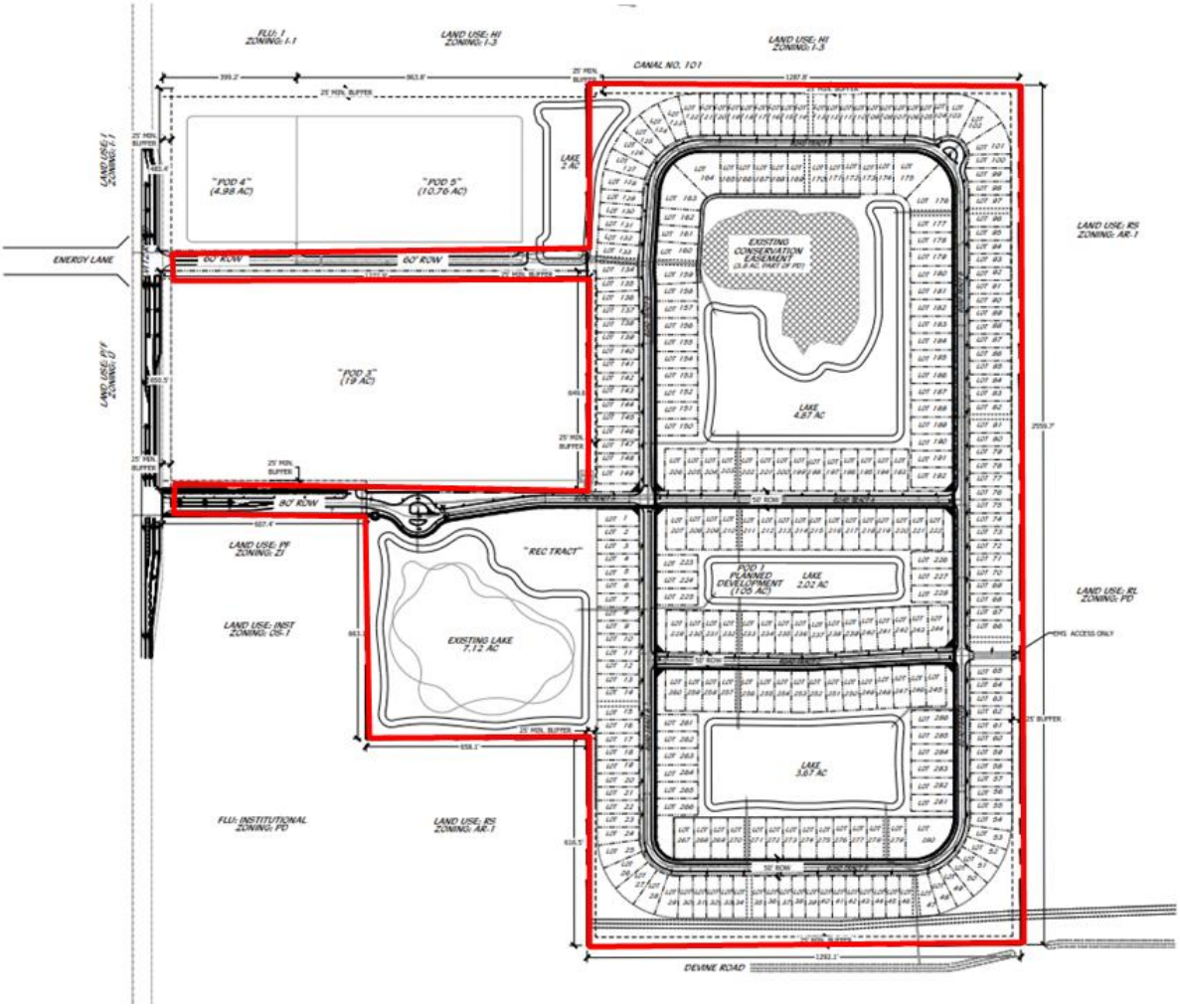


Current Zoning: Planned Development (PD)



UTILIES:
Located within the FPUA Service Area

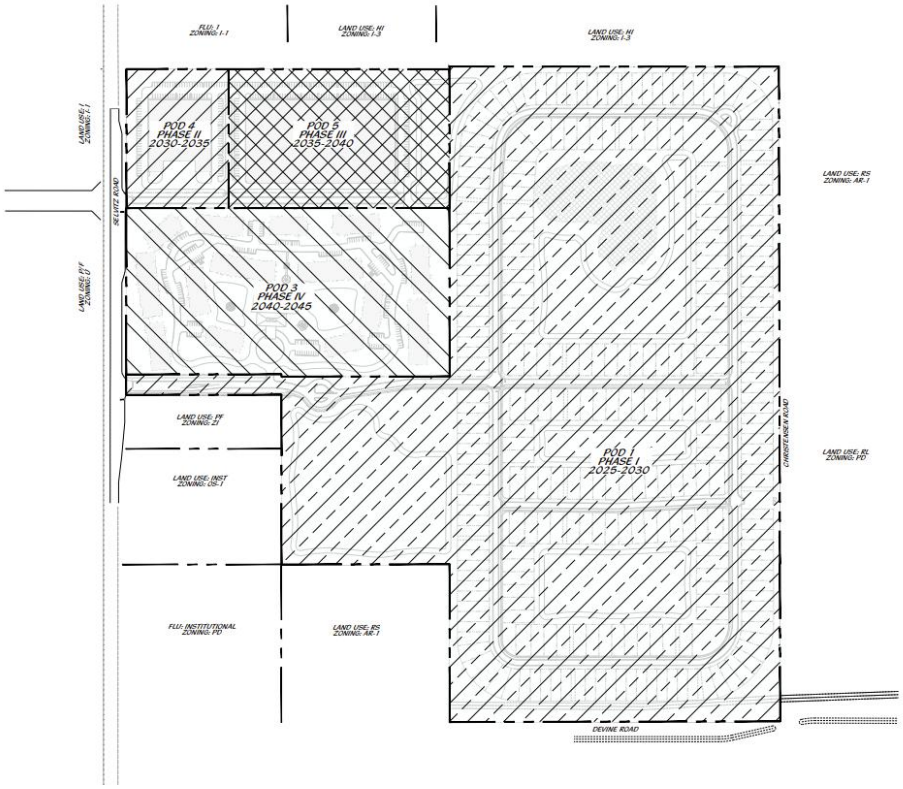
SITE PLAN



DESIGN REVIEW
Although staff will not be applying regulations of building design elements. Including; external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms, as per F.S.163.3202. (5)(a) but have considered the height, bulk, orientation, or location of a dwelling on a lot; or the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors, as defined in the same section.

PHASING

Pod 1 is the first of 4 Pods which comprise this development.



- Pod 1: to be substantially completed within five (5) years of the Effective Date of this Agreement, as same may be modified per the terms of the Agreement;
- Second Pod: to be substantially completed within five (5) years of the First Pod Completion Date, as same may be modified per the terms of the Agreement;
- Third Pod: to be substantially completed within five (5) years of the Second Pod Completion Date, as same may be modified per the terms of the Agreement; and
- Final Pod: to be substantially completed within five (5) years of the Third Pod Completion Date, as same may be modified per the terms of the Agreement.

COMPREHENSIVE PLAN

1.1.6 Policy:

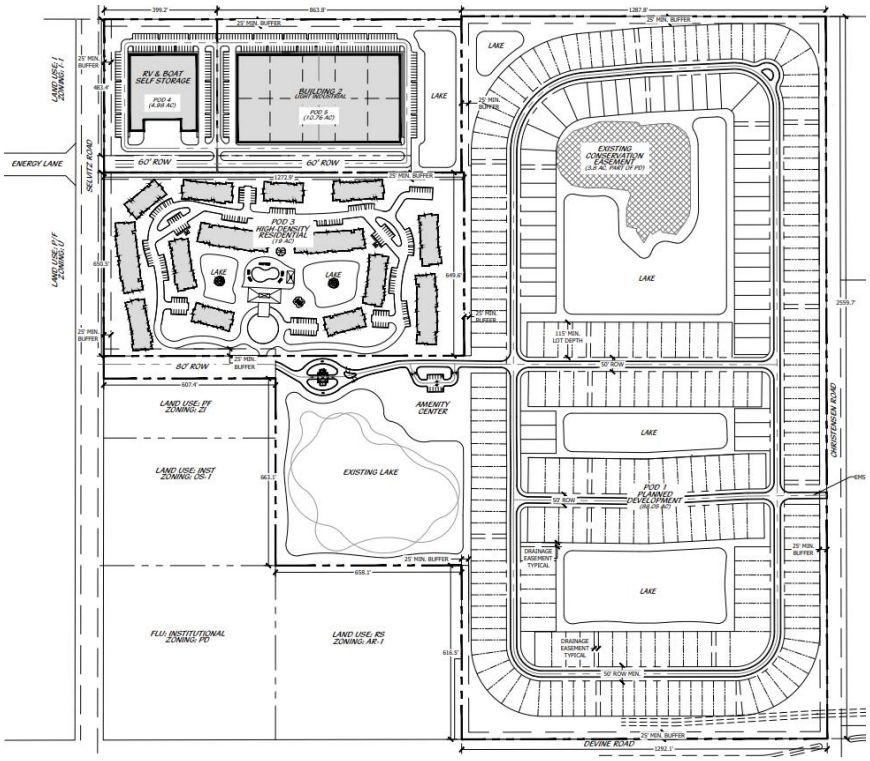
B. Mixed-Use Development (MXD): Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses:

Residential (single-family and/or multifamily);
Commercial—General and/or Neighborhood;
Commercial—Town Center;

Hotel (minimum 100 units);
Office Uses—Professional and/or medical;
Industrial;
Institutional.

- The proposed final PD complies with the MXD FLU designation by virtue of the Master PD approval.

Previously Approved Site Plan (Conceptual):



PLANNING BOARD - JUNE 9th, 2025.

The Planning Board recommended, by vote of 6 to 1, to move the application to the City Commission with a recommendation of APPROVAL.

The following conditions should be attached.

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. All conditions of the 'Conceptual' Symphony Lakes PD have been met.
3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

ENVIRONMENTAL

The Environmental consultants for the project conducted a listed species survey on July 29th, 2024. These surveys were conducted using pedestrian surveys throughout the project site to look for the evidence of tortoises and other state/federally listed species or evidence of their site use. The survey covered the entire site and there was suitable gopher tortoise habitat onsite. Multiple transects covered the entire site. A total of 122.8 ± acres were surveyed during this 100% survey of the site. Activity and burrows or evidence of tortoise site use was found in the survey area. Based on the results of the survey, we do feel there are gopher tortoise on site. No other listed species were found during the 100% survey of the site, nor is there any viable habitat for these species to use. The applicant will be required to meet State requirements in respect of relocation of gopher tortoise prior to site development activity.

The native large wetland on site will not be impacted. The other wetlands proposed to be impacted have been offset with the expansion and enhancement of this large onsite wetland.

TRAFFIC

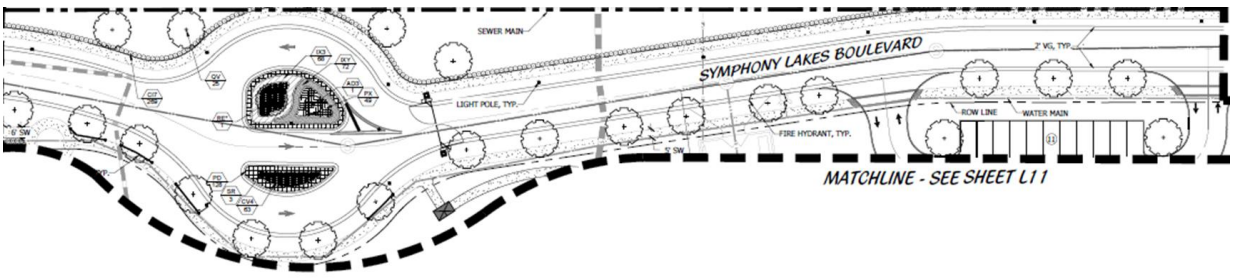
The project proposes traffic/roadway improvements, which have been agreed with St. Lucie County and consist of 60-foot and 80-foot / 50-foot access roads off Selvitz Road as shown on the Master Site Plan that will provide access to the Pods and shall be constructed as part of the development of Pod 1 and shall be constructed consistent with the City's approved plans.

The proposed improvements satisfy the City of Fort Pierce transportation concurrency requirements.

The development of future pods within the Symphony Lakes Master Planned Development will require additional traffic impact studies.

SCHOOL DISTRICT

The Site Plan includes the provision of a School Bus stop and turn around.



HEALTH, SAFETY and WELFARE

The Project shall perform in accordance with the requirements of the proposed Development Agreement in relation to public health, safety and welfare. Project provides the following:

A. Roadway Access: Two primary access roads off Selvitz Road and an emergency-only access point off Christensen Road.

B. Bus Stop: A school bus stop, a bus turnaround area and sidewalks within the Project.

C. Utilities: A looped water main and private lift station to serve the needs of the Project. Utility lines and infrastructure within the Project.

D. Open Space and Lakes for the benefit of residents of the Project, and stormwater management.

E. Sidewalks: Pedestrian sidewalks and Streetlights are located on both sides of the internal roads.

F Landscaping: Large landscape buffers are provided around the perimeter.

RECOMMENDATION

Based on the review of the project, Compliance with the Comprehensive Plan and consideration of the impact upon the Health, Safety and Welfare of the public. Staff recommend that City Commission APPROVE the application for Final PD Site Plan subject to the eight (8) conditions of development listed below.

(The conditions incorporate the recommendations made by the Planning Board).

1. 1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
2. 2. The development of Pod 1 shall satisfy all applicable conditions of the 'Conceptual' Symphony Lakes PD.
3. 3. A Plat shall be required prior to the application for building permits in respect of vertical construction.
4. 4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.
5. 5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.
6. 6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.
7. 7. A Landscape Maintenance Agreement shall be required prior to Final Certificate of Occupancy being issued for Pod 1.
8. The developer is responsible for obtaining all required state or federal agency permits. The approval of the development by the City does not create liability on the part of the City for issuance of this development approval if the applicant fails to obtain requisite approvals from other agencies.

ALTERNATIVE RECOMMENDATIONS

Approve with Additional/Alternative Conditions.

Or

Disapprove.

Appendix A

PD Conditions attached to the 'Conceptual PD' Approval (ORD 23-058):

- Indicate compliance with the following conditions attached to the Approval Ord 23-058 (attached below):

1. If the applicant intends to phase the project due to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units, The Planned Development Final Site Plans must adhere to City Code Sections 125-212(b)(6) and 125-212(c)(1)(c): Phasing. When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases. A development phasing schedule indicating:
    1. The approximate date when construction of the project can be expected to begin.
    2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
    3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

2. Per City Code Section 125-212(c)(1)(e), Any Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.
3. Per City Code Section 125-212(b)(3), In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

4. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.

5. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.

6. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.

7. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.

8. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.

9. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.

10. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

11. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

12. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of non-residential acreage.

13. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

14. The Final PD site plan shall contain the following information, at minimum:

a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.

b. Proposed lot lines and other divisions of land for management, use or allocation purposes.

c. The location, size and height of present and proposed buildings and structures.

d. The location and size of all areas proposed to be conveyed,
dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.

e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.

f. The pedestrian circulation system, including its interrelationships with the vehicular circulation
system, within the development to adjacent streets, showing all curb cuts and sidewalks.

g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.

h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

15. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

16. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

17. Additional mitigation/Improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.

18. ROW dedication in respect of Selvitz RD will be identified through the site plan process.

19. Improvements to the sidewalk along Selvitz RD will be identified through the site plan process.

20. An evaluation of the potential signalization at Energy Lane and further evaluation of allowable movements at the southern proposed access shall be undertaken during the site plan process.

21. The maximum use of the site shall maintain compliance with the 2045 Long Range Transportation Plan.

22. The analysis **of** which roadway segments will require widening as a result of background traffic and FLU traffic. To support FLU traffic, roadway widening will be required for Selvitz Road from Favorite Road to the property based upon the 20% non-residential FLU FAR.

ORDINANCE NO. 25-031

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; **APPROVING A PLANNED DEVELOPMENT POD 1 FINAL SITE PLAN AND PLANNED DEVELOPMENT ZONING AGREEMENT FOR THE SYMPHONY LAKES PLANNED DEVELOPMENT (PD) GENERALLY LOCATED AT OR NEAR THE NORTHEAST CORNER OF SELVITZ ROAD AND DEVINE ROAD AND WEST OF CHRISTENSEN ROAD, CONTAINING APPROXIMATELY 88.5 ACRES OF LAND, MORE OR LESS, PLUS ADDITIONAL RIGHT-OF-WAY;** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject Pod 1 Final Site Plan incorporates portions of three (3) parcels generally located at or near the northeast corner of Selvitz Road and Devine road and west of Christensen road, within the City of Fort Pierce, Florida, representing approximately 88.5 acres of land, more or less, plus additional right-of-way; and

WHEREAS, a map depicting the subject properties is attached hereto as Exhibit **"A"**; and

WHEREAS, the subject properties are presently designated as a Planned Unit Development (PUD) zoning and Mixed-Use Development Future Land Use; and

WHEREAS, the City Commission approved Ordinance 23-058 at its meeting of June 3, 2024, which rezoned the subject property to a Planned Development (PD); and

WHEREAS, the rezoning approved a site plan comprising of four (4) Pods to be developed in Phases; and

WHEREAS, the City Commission approved Ordinance 25-006 at its meeting of March 3, 2025, a petition to establish the creation of the Symphony Lakes Community Development District to provide a financing mechanism for required community infrastructure and service; and

WHEREAS, the Planned Development Pod 1 Final Site Plan proposes the development of Pod 1, improvements to Selvitz Road and construction of access roads and required infrastructure; and

WHEREAS, the proposed Planned Development Pod 1 Final Site Plan is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs; and meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety and general welfare as required by City Code 125-136; and

WHEREAS, pursuant to City Code 125-212, PD zoning is permitted in the City subject to a Planned Development Zoning Agreement; and

WHEREAS, the City of Fort Pierce Planning Board, at their June 9, 2025, meeting, voted 6 to 1 to recommend approval subject to conditions of the proposed request for these parcels.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2. From and after the effective date hereof, the following parcels (described in entirety or as a portion), legally described in Exhibit **"A"**:

2432-211-0005-000-6 (portion), 2432-211-0006-000-3 (portion), 2432-343-0001-000-4 (entire). Containing 88.5 acres, more or less

Said properties being generally located at or near the northeast corner of Selvitz Road and Devine road and west of Christensen road in Fort Pierce, Florida, shall be

subject to the Symphony Lakes Planned Development (PD), as depicted on **Exhibit "B"**, and made subject to the Symphony Lakes Planned Development (PD) Pod 1 Final Site Plan depicted within **Exhibit "C",** and the Conditions of Development within **Exhibit "D"**, and the Planned Development Zoning Agreement within **Exhibit "E"**, all attached hereto and incorporated herein.

SECTION 3. The Planned Development Zoning Agreement at **Exhibit "E",** attached hereto and incorporated herein, is approved.

SECTION 4. This Ordinance does not create any right on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

SECTION 5. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 7. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No.25-031 was duly advertised accordance with section 163.3187, Florida Statutes by display advertising in the St. Lucie News Tribune on September 21, 2025; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2025; and was duly introduced, read by title only, and passed on second and final reading _____, 2025, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___th day of _____ 2025.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
City Clerk

(City Seal)

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.47 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, NORTH 00°02'26" WEST, A DISTANCE OF 75.95 FEET; THENCE SOUTH 89°56'18" EAST, A DISTANCE OF 657.50 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 1208.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET, TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING RIGHT-OF-WAY:

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 AND TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.30 FEET; THENCE SOUTH 00°02'26" EAST, A DISTANCE OF 80.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'34" WEST, A DISTANCE OF 607.47 FEET TO THE POINT OF BEGINNING.

AND

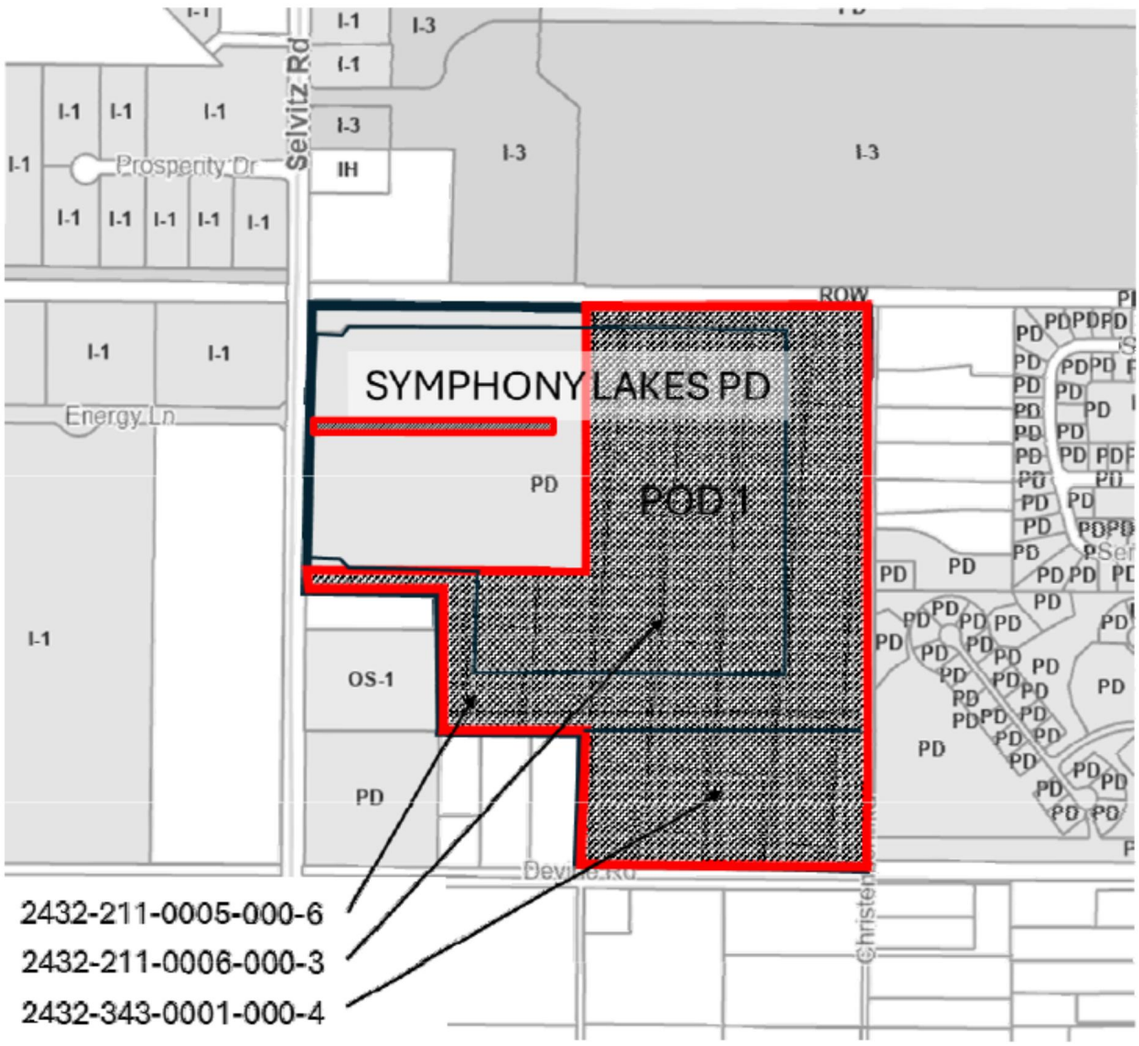
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 730.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°59'17" EAST, A DISTANCE OF 1085.50 FEET; THENCE SOUTH 00°00'43" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 1085.57 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

ZONING ATLAS MAP

SYMPHONY LAKES PLANNED DEVELOPMENT POD 1



POD 1: 2432-211-0005-000-6 (portion), 2432-211-0006-000-3 (portion), 2432-343-0001-000-4 (entire) – remain as Planned Development (PD) Zoning

EXHIBIT C

SYMPHONY LAKES PD POD 1 FINAL SITE PLAN

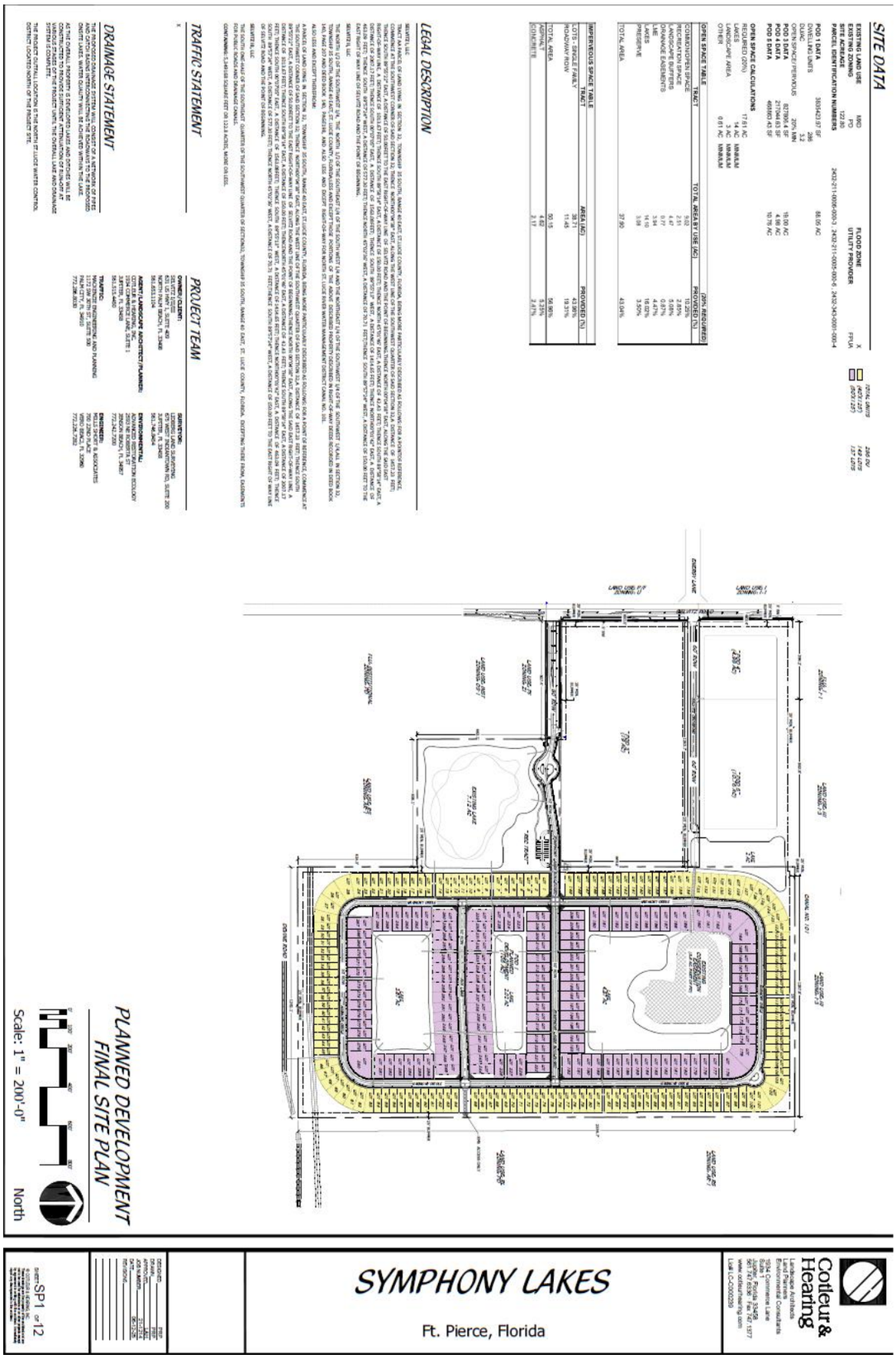


EXHIBIT D

CONDITIONS OF DEVELOPMENT

1. All required Roadway improvements (including sidewalks) shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

2. The development of Pod 1 shall satisfy all applicable conditions of the ‘Conceptual’ Symphony Lakes PD.

3. A Plat shall be required prior to the application for building permits in respect of vertical construction.

4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

5. A General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

6. All required ROW dedication in respect of Selvitz RD shall be completed and approved prior to issuance of first certificate of completion for a dwelling in Pod 1.

7. A Landscape Maintenance Agreement shall be required prior to Final Certificate of Occupancy being issued for Pod 1.

8. The developer is responsible for obtaining all required state or federal agency permits. The approval of the development by the City does not create liability on the part of the City for issuance of this development approval if the applicant fails to obtain requisite approvals from other agencies.

EXHIBIT E

DEVELOPMENT ZONING AGREEMENT

{to be attached}

Record and Return To:
This Instrument Prepared By:
Tyson Waters, Esq.
Fox McCluskey Bush Robison, PLLC
2300 SE Monterey Road, Ste 201
Stuart, Florida 34996
File No. ST294-0003

[blank space above line reserved for recording data]

PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT (PD) ZONING DEVELOPMENT AGREEMENT (this "**Agreement**") is made and entered into this _____ day of _____, 2025, (the "**Effective Date**") by and between SELVITZ I, LLC, a Florida limited liability company, SELVITZ II, LLC, a Florida limited liability company, and SELVITZ III, LLC, a Florida limited liability company (collectively the "**Applicant**"), and the CITY OF FORT PIERCE, a political subdivision of the State of Florida (the "**City**"). The Applicant and the City each sometimes each referred to as a "**Party**" and collectively as the "**Parties.**"

WITNESSETH:

WHEREAS, Applicant is the owner and developer of certain real property in the city limits of Fort Pierce, Florida, more particularly described in the legal description attached hereto and incorporated herein as **Exhibit "A"** (the "**Property**"); and

WHEREAS, Applicant intends to develop a Planned Development ("**PD**") to be known as "Symphony Lakes" as more particularly set forth on that certain site plan approved by the Fort Pierce City Commission on June 3, 2024, together with twenty-three (23) development conditions set in Ordinance 23-058 (collectively the "**Site Plan**"), and consisting of 122.80 acres, including 625 dwelling units ("**DU**s") on 107.05 acres, and comprised of multi-family apartments, townhomes, villas/duplex/triplex/cottages/quadraplex and single-family homes, and 15.74 acres of light industrial (collectively the "**Project**"); and

WHEREAS, the Project shall be constructed in four (4) separate pods, as shown and more particularly described on the Site Plan, which pods shall consist of (a) 300 single-family homes on 88.5 acres, more or less, which land is legally described on **Exhibit "A-1"** attached hereto and made a part hereof ("**Pod 1**"), (b) 325 multi-family apartments, townhomes, villas/duplex/triplex/cottages/quadraplex units on 19.00 acres, more or less, which land is legally described on **Exhibit "A-2"** attached hereto and made a part hereof ("**Pod 3**"), (c) RV & Boat storage on 4.98 acres, more or less, which land is legally described on **Exhibit "A-3"** attached hereto and made a part hereof ("**Pod 4**"), and (d) light industrial on 10.76 acres, more or less, which land is legally described on **Exhibit "A-4"** attached hereto and made a part hereof ("**Pod 5**") (Pod 1, Pod 3, Pod 4 and Pod 5 each individually being referred to as a "Pod"); and

WHEREAS, Section 125-212 of the Code of Ordinances of the City requires that the Applicant enter into this Agreement with the City as a condition of approval of the Project; and

WHEREAS, pursuant to City Code Section 125-212, a PD is permitted in the City subject to a PD Zoning Development Agreement negotiated between Owner and City in order to introduce flexibility into the development regulations in a manner that is mutually beneficial to the City and for the Development, and to encourage enlightened and imaginative approaches to community planning; and

WHEREAS, the Development proposed is consistent with the City's comprehensive plan and land development regulations; and

WHEREAS, the City Commission of the City of Fort Pierce ("Commission") adopted Ordinance No 25-031 ("PD Ordinance") which approved the amended PD zoning for the Subject Property in which the provisions and obligations in this Agreement are made conditions of development as provided for in the PD Ordinance.

NOW, THEREFORE, the Parties do hereby agree as follows:

1. **Unified Control.** Applicant hereby warrants that it has, as a result of fee simple ownership, unified ownership of all of the Property included in this Planned Development. A unity of title, for all property included in this Planned Development, shall be filed with the St. Lucie County Clerk of Courts and a parcel combination, for all property included in this Planned Development, with the St. Lucie County Property Appraiser prior to the issuance of the first building permit for any building in the Planned Development. A general address request form for the newly created parcel identification numbers and for any and each proposed building and residential unit shall be submitted to the City of Fort Pierce Planning Department.

2. **Term.** The Term of this Agreement shall be twenty (20) years, during which all improvements contemplated herein must be completed. Unless otherwise agreed upon by the Parties in writing, this Agreement shall not be renewed automatically for successive terms.

3. **Project Development.** In addition to the conditions set forth in this Agreement, all development conditions set forth in the Site Plan shall be satisfied.

4. **Development Timeline.** All development shall be consistent with the development timeline provided herein. Pod 1 shall be substantially completed within five (5) years of the Effective Date ("**First Pod Completion Date**"). A second Pod shall be substantially completed within five (5) years of the First Pod Completion Date ("**Second Pod Completion Date**"). A third Pod shall be substantially completed within five (5) years of the Second Pod Completion Date ("**Third Pod Completion Date**"). The fourth, and final, Pod shall be substantially completed within five (5) years of the Third Pod Completion Date ("**Final Pod Completion Date**") (the First Pod Completion Date, Second Pod Completion Date, Third Pod Completion Date and Final Pod Completion Date each individually and collectively sometimes referred to as the "**Pod Completion Date**"). Any Pod Completion Date may be extended for a period of up to five (5)

years after approval by the City of Fort Pierce City Commission (the "**Commission**") at a public hearing, unless an instrument has been recorded agreeing to release, amend, or modify this Agreement in whole, or in part, as provided below. The foregoing notwithstanding, if any Pod Completion Date of any development approvals associated with this Agreement or with the Property are ever extended to a date that is later than such Pod Completion Date, each individual Pod Completion Date thereafter shall automatically extend to a later date consistent with the time periods set forth herein. A proposed timeline of development is specified on **Exhibit "B"**, attached hereto and by this reference incorporated herein (the "**Development Timeline**"). For purposes of this Agreement, the term "substantially completed" shall mean all required improvements within an individual Pod are completed, including, as applicable, roads, sidewalks, stormwater and drainage facilities, utilities, landscaping, and recreational amenities.

5. **Traffic Improvements.**

A. Applicant agrees that traffic contribution improvements ("**Traffic Improvements**"), should they be required by the Site Plan or St. Lucie County, shall be undertaken and carried out in accordance with **Exhibit "C"** attached hereto and made a part hereof. The Traffic Improvements (including sidewalks or payments-in-lieu, as applicable) shall be completed and approved by the applicable governing agency prior to the issuance of the first certificate of occupancy for Pod 1.

B. All required right-of-way dedications for Selvitz Road shall be completed and approved by the applicable governing agency prior to the issuance of the first certificate of occupancy for a residential dwelling in Pod 1.

6. **Phasing and Phasing Requirements.** All phasing and requirements shall be consistent with the below and the Development Timeline set forth on **Exhibit "B"** to this Agreement. The Project shall be constructed in four (4) phases, consisting of Pod 1, Pod 3, Pod 4 and Pod 5, provided, however, and notwithstanding anything to the contrary in this Agreement, the phases do not need to be constructed in any particular order and may be constructed simultaneously with other phases or in any order deemed appropriate by the Applicant. A plat shall be required for each Pod prior to the application for building permits in respect of vertical construction for such Pod.

7. **Permitted Uses; Densities; Height.** The Project shall conform to the requirements and standards set forth in this Agreement and on the Site Plan, including but in no way limited to permitted uses, densities and height requirements. Specifically, and by way of example and not necessarily limitation, the Project shall include:

A. The Project shall consist of update to 625 dwelling units and light industrial uses, all as more fully shown on the Site Plan.

B. The residential development within the Project, other than the high-density residential units in Pod 3, shall comply with the following requirements, as more fully set forth on the Site Plan:

i. Minimum Lot Size:

(a) Townhomes: 1,520 square feet

(b) Villas: 2,875 square feet

(c) Triplex: 2,875 square feet

(d) Cottages: 2,875 square feet

(e) Quadraplex: 2,875 square feet

(f) Single Family Lot: 4,600 square feet

ii. Minimum Lot Width:

(a) Townhomes: 16 feet

(b) Villas: 25 feet

(c) Triplex: 25 feet

(d) Cottages: 25 feet

(e) Quadraplex: 25 feet

(f) Single Family Lot: 40 feet

iii. Minimum Lot Depth:

(a) Townhomes: 95 feet

(b) Villas: 115 feet

(c) Triplex: 115 feet

(d) Cottages: 115 feet

(e) Quadraplex: 115 feet

(f) Single Family Lot: 115 feet

iv. Minimum Front Setback:

(a) Townhomes: 18 feet

(b) Villas: 18 feet

(c) Triplex: 18 feet

(d) Cottages: 18 feet

(e) Quadraplex: 18 feet

(f) Single Family Lot: 18 feet

(g) Sideload Garage: 10 feet

v. Minimum Side Setback:

(a) Townhomes: 5 feet

(b) Villas: 5 feet

(c) Triplex: 5 feet

(d) Cottages: 5 feet

(e) Quadraplex: 5 feet

(f) Single Family Lot: 5 feet (15 feet – corner lot)

vi. Minimum Rear Setback:

(a) Townhomes: 10 feet

(b) Villas: 10 feet

(c) Triplex: 10 feet

(d) Cottages: 10 feet

(e) Quadraplex: 10 feet

(f) Single Family Lot: 10 feet

vii. Maximum Lot Coverage:

(a) Townhomes: Not applicable

(b) Villas: 80%

(c) Triplex: 80%

(d) Cottages: 80%

(e) Quadraplex: 80%

(f) Single Family Lot: 80%

viii. Minimum right-of-way width for interior roadway: 50 feet

C. The maximum building height shall be fifty feet (50') for apartment buildings.

8. **Public Facilities.** The Project shall construct and be served by the following public facilities:

A. **Fort Pierce Water and Sewer Authority (FPUA);**

B. **St. Lucie County Road Infrastructure** - Selvitz Road and Christensen Road provide access to the site.

C. **North St. Lucie River Water Control District (NSLRWCD)**- Existing canal on north end of property and internal improvements in the Project provide sufficient drainage outfall to accommodate the Project.

D. **St. Lucie County School District** - capacity in the School District is available to serve the Project.

9. **Development Permits**. All required development permits and approvals shall be obtained before commencing construction, which shall include, but are not limited to:

A. City of Fort Pierce Building Permit;

B. Fort Pierce Utility Authority Permit;

C. South Florida Water Management District (SFWMD) Environmental Resource Permit;

D. North St. Lucie Water Control District Connection Permit;

E. Florida Department of Environmental Protection Water Main Extension Permit; and

F. Florida Department of Environmental Protection Domestic Wastewater Collection/Transmission System Permit.

10. **Comprehensive Plan and Land Development Regulation Compliance.** The Project, as proposed, is consistent with the City's Comprehensive Plan and Land Development Regulations.

11. **Public Health, Safety and Welfare Conditions.** The Project shall conform to the requirements and standards set forth in this Agreement, on the Site Plan, and City's Land Development Regulations for matters relating to public health, safety and welfare conditions. Specifically, and by way of example but not necessarily limitation, the Project provides the following:

A. Roadway Access: In addition to two primary access roads (one being a right-of-way of 80' and another being a right-of-way of 60') serving all or a portion of the Project, an emergency only access point is provided off Christensen Road.

B. Bus Stop: The Project provides a school bus stop at the front, primary entrance gate to the Project, with a bus turnaround area and sidewalks between the bus stop and student drop off location within the Project.

C. Utilities: The Project includes a looped water main and private lift station to serve the needs of the Project. Utility lines and infrastructure will be installed within utility easements within the Project.

D. Open Space and Lakes: The Project provides open space and lakes for the benefit of residents of the Project, as well as for stormwater management purposes.

E. Sidewalks: Pedestrian sidewalks are located on both sides of the internal roads within the residential section of the Project. Streetlights are provided along the roadway system.

F Landscaping: Large landscape buffers are provided around the perimeter of the residential portion of the Project and throughout the Project site.

12. **Failure to Address Requirements.** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Applicant of the necessity of complying with any law, ordinance, rule, regulation, or legal requirement governing said permitting requirements, conditions, term, or restriction.

13. **Breach of Agreement.**

A. Development of the Project and the proposed improvements shall at all times be in compliance with this Agreement and any approved Development Orders. In the event that Applicant fails to comply with any provision or condition of this Agreement or an approved Development Order, the City shall have the right to cease the processing of any applications or permits for development, including the issuance of building permits or certificates of occupancy for the Property, including any associated phases. In the event that Applicant fails to construct the improvements consistent with this Agreement, the City

may, in its sole discretion, take any appropriate action it deems necessary and appropriate as provided for in the City Code, this Agreement, and other applicable law. If the Agreement is terminated or expires, no building permits shall be issued for the PD consistent with the site plan approvals or this Agreement until such time as a new agreement or an amendment to this Agreement is executed by the Parties.

B. In the event that any person, including the City Commission, or any member of the City Commission, files a complaint with the City Manager alleging that this Agreement, an approved development permit, or a Development Order has been violated, that unauthorized development has occurred, or that misrepresentation, fraud, deceit, deliberate error or omission, or a material omission that should have been disclosed regarding information required in a development application has occurred, the City Manager will review and respond to such complaint and take appropriate action as provided for in the City Code, this Agreement, and other applicable law.

C. The above provisions shall not be interpreted to provide an exclusive remedy, and the City may pursue any appropriate remedy at law or equity in the event Applicant, or its successors-in-interest, fail to abide by the provisions of this Agreement.

14. **Vested Rights.**

A. Applicant shall have the right to construct the proposed improvements in accordance with applicable laws, ordinances and regulations, the provisions and requirements of this Agreement, the approved master site plan, final site plan(s), construction plans, landscape plans, preserve area management plans, and subdivision plats, hereinafter sometimes collectively referred to as development orders ("**Development Orders**").

B. Applicant, its successors, assigns, shall have no vested rights in any expired Development Orders for this Project.

15. **Destruction.** In the event that all or a portion of the Development should be destroyed by a storm, fire, or other common disaster, Applicant, its grantees, successors or assigns shall have the right to rebuild and/or repair so long as there is strict compliance with the approved master site plan, final site plan(s), subdivision plat(s), and development orders.

16. **Changes or Amendments.**

A. There shall at all times be strict adherence to the provisions of this Agreement and the approved Development Orders. Any change or amendment to this Agreement and/or approved Development Orders shall only be made in accordance with the City's Code of Ordinances and pursuant to any public hearing process included therein, when applicable.

B. Notwithstanding the above, Applicant, its successors-in-interest, and the City may amend or terminate this Agreement without securing the consent of other property owners whose property is subject to this Agreement, unless such amendment or

termination directly and materially modifies the allowable uses or entitlements of such owners' property.

17. **Governing Law; Jurisdiction.** This Agreement shall be governed by the laws of the State of Florida, and any and all legal action instituted because of this Agreement shall be instituted in the City of Fort Pierce, County of St. Lucie, Florida.

18. **Hold Harmless.** The City shall be held harmless and indemnified by Applicant from any and all liability stemming from any disputes between Applicant, its successors, assigns, predecessors in title or other property owners regarding any development under this Agreement.

19. **Successors and Assigns.** This Agreement shall be binding upon the Parties hereto, their successors in interest, heirs, assigns, and personal representatives. This Agreement may only be assigned by Applicant after notice to the City. The obligations of this Agreement run with the Property.

20. **Notice**. Any notice, request, demand, consent, approval, or other communication required or permitted by this Agreement shall be given or made in writing and shall be served as elected by the Party giving the notice by any of the following methods: (i) hand delivery to the other Party; (ii) delivery by commercial overnight courier service; or (iii) mailed by registered or certified mail (postage prepaid), return receipt requested. For purposes of notice, the addressees are as follows:

APPLICANT:	SELVITZ I, LLC Attn: Donald W. Stevenson 631 U.S. Highway One, Suite 409 North Palm Beach, FL 33408
	SELVITZ II, LLC Attn: Donald W. Stevenson 631 U.S. Highway One, Suite 409 North Palm Beach, FL 33408
	SELVITZ III, LLC Attn: Donald W. Stevenson 631 U.S. Highway One, Suite 409 North Palm Beach, FL 33408
With required copy to:	FOX MCCLUSKEY BUSH ROBISON, PLLC Attn: Tyson Waters, Esq. 2300 SE Monterey Road, Suite 201 Stuart, FL 34996
CITY:	CITY OF FORT PIERCE Attn: City Manager 100 N US Highway 1

Fort Pierce, FL 34950

With required copy to: CITY OF FORT PIERCE
Attn: City Attorney
100 N US Highway 1
Fort Pierce, FL 34950

Notice given in accordance with the provisions of this Section shall be deemed to be delivered and effective on the date of hand delivery; or on the day of actual delivery if by overnight courier; or on the date upon which the return receipt is signed, or delivery is refused if by registered or certified mail. Either Party may change its address for the purpose of this Section by written notice to the other Party given in accordance with the provisions of this Section.

21. **Entire Agreement.** This Agreement incorporates and includes all prior and contemporaneous negotiations, correspondence, conversations, agreements, and understanding applicable to the matters contained herein, and the Parties agree that there are no commitments, agreements, or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, it is agreed that no deviation from the terms hereof shall be predicated upon any prior or contemporaneous representations or agreements, whether oral or written.

22. **Severability.** If any term or provision of this Agreement, or the application thereof to any person or circumstance shall, to any extent, be held invalid or unenforceable for the remainder of this Agreement, then the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law

23. **Rights of Assignment to Lender**. All rights of the Applicant hereunder may be collaterally assigned to any lender for the Property as security for any loan or construction loan, and in the event of a foreclosure or deed-in-lieu of foreclosure, the lender and/or grantee of any deed-in-lieu of foreclosure, and their respective successors and assigns, shall be bound by this Agreement and entitled to enforce the rights of the Applicant hereunder. Provided, however, collateral assignment to a lender shall still require prior Notice to the City.

24. **Counterparts.** This Agreement may be executed in any number of identical counterparts each of which shall be deemed to be an original for all purposes but all of which shall constitute one and the same instrument, and a copy of such signature received through electronic transmission shall bind the Party whose signature is so received as if such signature were an original. In making proof of this Agreement, it shall not be necessary to produce or account for more of such counterparts than are required to show that each Party hereto executed at least one such counterpart.

25. **Recording.** The City shall record this Agreement in the public records with the clerk of court in St. Lucie County within 14 days of the effective date of this Agreement. Failure of the City to record this Agreement shall not void this Agreement or be deemed a default.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be made and entered into the day and year first written. The date of this Agreement shall be the date on which this Agreement was approved by the City Commission of Fort Pierce.

WITNESSES:

Zethilia Gumbs Stone
Print Name: Zethilia Gumbs Stone
Address: 11424 SW Hillcrest Cir
Port St. Lucie FL 34987

Kathryn D'Arton
Print Name: KATHRYN D'ARTON
Address: 6503 DELAND AVE
FORT PIERCE, FL 34951

APPLICANT

SELVITZ I LLC, a Florida limited liability company

By: Donald W. Stevenson
Name: Donald W. Stevenson
Its: Manager

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 17 day of September, 2025, by Donald Stevenson, as Manager of Selvitz I, LLC, a Florida limited liability company, on behalf of said company, [ ] who is personally known to me or [✓] who has produced Drivers License as identification.

BRITTANY MEREDITH
Notary Public - State of Florida
Commission # HH 700359
My Comm. Expires Aug 24, 2029
Bonded through National Notary Assn.

Notary Public, State of Florida
Print or Stamp Name: Brittany Meredith
My commission expires: August 24, 2029

NOTARY SEAL

WITNESSES:

Zethilia Gumbs Stone

Print Name: Zethilia Gumbs Stone

Address: 11424 SW Hillcrest Ave
Port St. Lucie, FL 34987

Kathryn D'Arton

Print Name: KATHRYN D'ARTON

Address: 6503 DELAND AVE
FORT PIERCE, FL 34951

APPLICANT

SELVITZ II LLC, a Florida limited liability company

By: [signature]

Name: Donald W. Stevenson

Its: Manager

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 17 day of September, 2025, by Donald Stevenson, as Manager of Selvitz II, LLC, a Florida limited liability company, on behalf of said company, [ ] who is personally known to me or [✓] who has produced Drivers License as identification.

[signature]

Notary Public, State of Florida

Print or Stamp Name: Brittany Meredith

My commission expires: August 24, 2029

BRITTANY MEREDITH
Notary Public - State of Florida
Commission # HH 700359
My Comm. Expires Aug 24, 2029
Bonded through National Notary Assn.

NOTARY SEAL

WITNESSES:

Zethila Gumbs Stone
Print Name: Zethila Gumbs Stone
Address: 1424 SW Hull
Port St. Lucie FL 34983

Kathryn D'Arton
Print Name: KATHRYN D'ARTON
Address: 6503 DELAND AVE
FORT PIERCE, FL 34951

APPLICANT

SELVITZ III LLC, a Florida limited liability company

By: _____
Name: Donald W. Stevenson
Its: Manager

STATE OF FLORIDA

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 17 day of September, 2025, by Donald Stevenson, as Manager of Selvitz III, LLC, a Florida limited liability company, on behalf of said company, [ ] who is personally known to me or [✓] who has produced Drivers License as identification.

BRITTANY MEREDITH
Notary Public - State of Florida
Commission # HH 700359
My Comm. Expires Aug 24, 2029
Bonded through National Notary Assn.

_____
Notary Public, State of Florida
Print or Stamp Name: Brittany Meredith
My commission expires: August 24, 2029

NOTARY SEAL

CITY OF FORT PIERCE

ATTEST:

BOARD OF CITY COMMISSIONERS
CITY OF FT. PIERCE, FLORIDA

_____
Print Name: _____
City Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

_____
City Attorney

EXHIBIT "A"
[LEGAL DESCRIPTION OF THE PROPERTY]

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 AND TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 1273.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 1262.85 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, NORTH 00°01'02" WEST, A DISTANCE OF 11.00 FEET TO A LINE 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST

QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'34" WEST, A DISTANCE OF 607.47 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-1"
[LEGAL DESCRIPTION OF POD 1 PROPERTY]

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.47 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, NORTH 00°02'26" WEST, A DISTANCE OF 75.95 FEET; THENCE SOUTH 89°56'18" EAST, A DISTANCE OF 657.50 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 1208.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET, TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF

SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-2"
[LEGAL DESCRIPTION OF POD 3 PROPERTY]

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 650.47 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°59'17" EAST, A DISTANCE OF 1263.74 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°01'02" EAST, A DISTANCE OF 654.54 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°56'18" WEST, A DISTANCE OF 657.50 FEET; THENCE NORTH 00°02'26" WEST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 89°57'34" WEST, A DISTANCE OF 607.30 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-3"
[LEGAL DESCRIPTION OF POD 4 PROPERTY

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 790.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 483.44 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 399.17 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°00'00" WEST, A DISTANCE OF 483.28 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 399.82 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A-4"
[LEGAL DESCRIPTION OF POD 5 PROPERTY

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 1273.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 399.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 863.68 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°01'02" EAST, A DISTANCE OF 542.95 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°59'17" WEST, A DISTANCE OF 178.17 FEET; THENCE NORTH 00°00'43" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 685.68 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 483.28 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
[DEVELOPMENT TIMELINE]

- Pod 1: to be substantially completed within five (5) years of the Effective Date of this Agreement, as same may be modified per the terms of the Agreement;

- Second Pod: to be substantially completed within five (5) years of the First Pod Completion Date, as same may be modified per the terms of the Agreement;

- Third Pod: to be substantially completed within five (5) years of the Second Pod Completion Date, as same may be modified per the terms of the Agreement; and

- Final Pod: to be substantially completed within five (5) years of the Third Pod Completion Date, as same may be modified per the terms of the Agreement.

EXHIBIT "C"
[TRAFFIC IMPROVEMENTS]

The 60-foot and 80-foot / 50-foot access roads off Selvitz Road shown on the Site Plan to provide access to the Pods shall be constructed as part of the development of Pod 1 and shall be constructed consistent with the City's approved plans.

Roadway improvements required by St. Lucie County, if any, shall be constructed consistent with St. Lucie County standards.

SITE DATA

EXISTING LAND USE	MXD	**FLOOD ZONE**	X
EXISTING ZONING	PD	**UTILITY PROVIDER**	FPUA
SITE ACREAGE	122.80		
PARCEL IDENTIFICATION NUMBERS	2432-211-0006-000-3 , 2432-211-0005-000-6 , 2432-343-0001-000-4		

60' ROW DATA	48,591 SF	1.12 AC
80' ROW DATA	65,132 SF	1.50 AC
POD 1 DATA	3,789,686 SF	87.00 AC
DWELLING UNITS	286	
DU/AC	3.3	
OPEN SPACE/ PERVIOUS	20% MIN	
POD 3 DATA	824,693 SF	18.93 AC
POD 4 DATA	193,101 SF	4.43 AC
POD 5 DATA	427,983 SF	9.83 AC

OPEN SPACE CALCULATIONS

REQUIRED (20%)	17.40 AC	
LAKES	14 AC	MINIMUM
LANDSCAPE AREA	3 AC	MINIMUM
OTHER	0.40 AC	MINIMUM

OPEN SPACE TABLE		*(20% REQUIRED)*
TRACT	TOTAL AREA BY USE (AC)	PROVIDED (%)
COMMON/OPEN SPACE	9.47	10.57%
RECREATION SPACE	2.51	2.80%
LANDSCAPE BUFFERS	4.47	4.99%
DRAINAGE EASEMENTS	0.77	0.86%
LME	3.94	4.39%
LAKES	14.10	15.74%
PRESERVE	3.08	3.44%
TOTAL AREA	38.34	42.79%

IMPERVEOUS SPACE TABLE		
TRACT	AREA (AC)	PROVIDED (%)
LOTS - SINGLE FAMILY	38.71	43.20%
ROADWAY ROW	12.56	14.02%
TOTAL AREA	51.27	57.21%
ASPHALT	5.44	6.07%
CONCRETE	1.16	1.30%

TOTAL UNITS	*286 DU*	
(40X125')	*149 LOTS*	
(50X125')	*137 LOTS*	

LEGAL DESCRIPTION

POD 1
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.47 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, NORTH 00°02'26" WEST, A DISTANCE OF 75.95 FEET; THENCE SOUTH 89°56'18" EAST, A DISTANCE OF
657.50 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 1208.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET, TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE POINT OF BEGINNING.
CONTAINING: 87.000 ACRES OR 3,789,686 SQUARE FEET MORE OR LESS.

80' ROW
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 AND TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.30 FEET; THENCE SOUTH 00°02'26" EAST, A DISTANCE OF 80.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'34" WEST, A DISTANCE OF 607.47 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.115 ACRES OR 48,591 SQUARE FEET MORE OR LESS.

60' ROW
A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 730.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH
89°59'17" EAST, A DISTANCE OF 1085.50 FEET; THENCE SOUTH 00°00'43" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 1085.57 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.495 ACRES OR 65,132 SQUARE FEET MORE OR LESS.

TRAFFIC STATEMENT

DRAINAGE STATEMENT

THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

AS THE OVERALL PROPERTY IS DEVELOPED LAKES AND DITCHES WILL BE CONSTRUCTED TO PROVIDE SUFFICIENT ATTENUATION OF RUN-OFF AT VARIOUS STAGES OF THE PROJECT UNTIL THE OVERALL LAKE AND DRAINAGE SYSTEM IS COMPLETE.

THE PROJECT OUTFALL LOCATION IS THE NORTH ST.LUCIE WATER CONTROL DISTRICT LOCATED NORTH OF THE PROJECT SITE.

PROJECT TEAM

OWNER/CLIENT:
SELVITZ I/II/III
631 US HWY 1, SUITE 409
NORTH PALM BEACH, FL 33408
561.653.1104

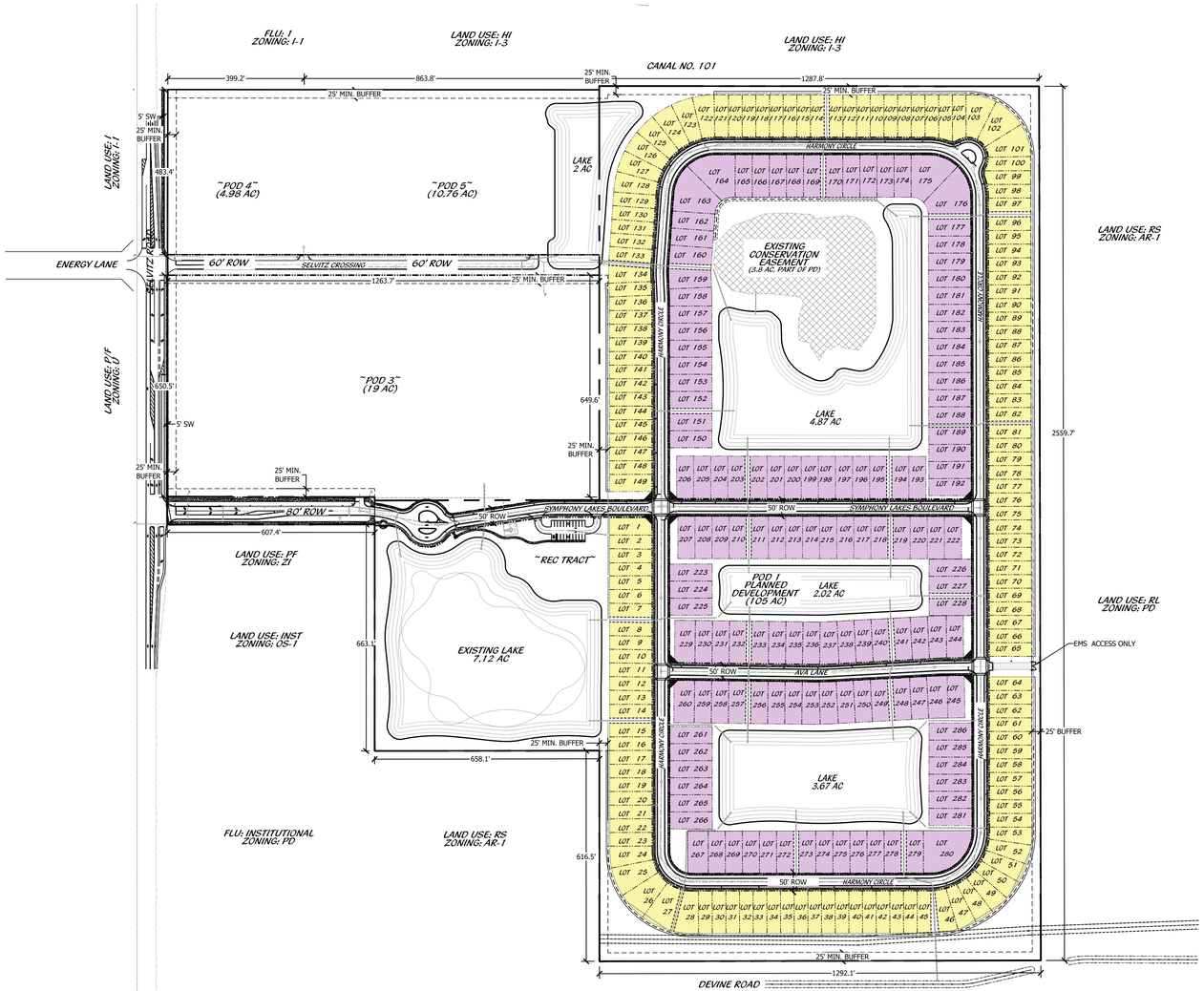
AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

TRAFFIC:
MACKENZIE ENGINEERING AND PLANNING
1172 SW 30TH ST, SUITE 500
PALM CITY, FL 34910
772.286.8030

SURVEYOR:
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD, SUITE 200
JUPITER, FL 33458
561.746.8454

ENVIRONMENTAL:
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSON BEACH, FL 34957
772.242.7200

ENGINEER:
MILLS SHORT & ASSOCIATES
700 22ND PLACE
VERO BEACJ, FL 32960
772.226.7282



PLANNED DEVELOPMENT FINAL SITE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	07-21-25
REVISIONS	

SHEET SP1 OF 12

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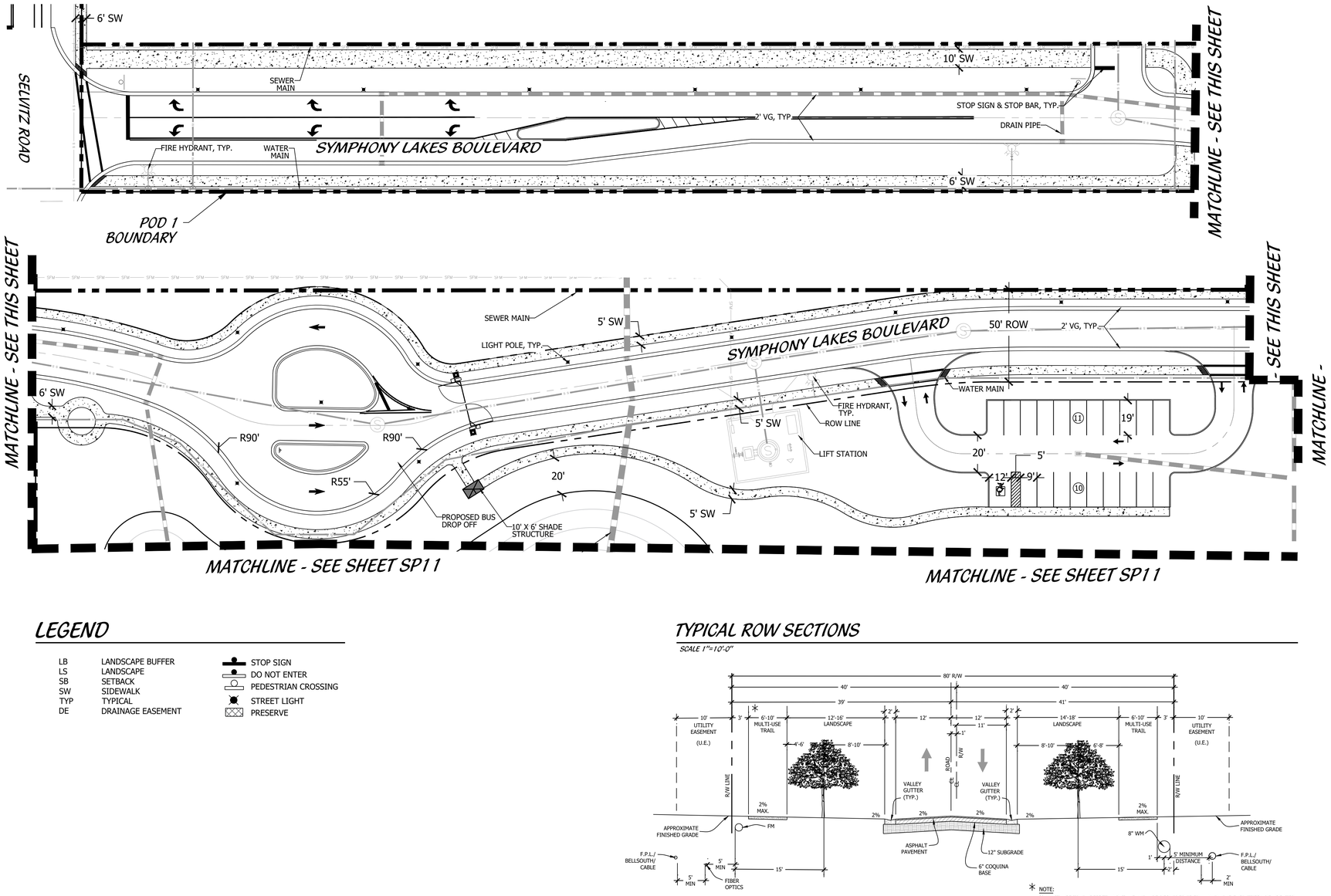
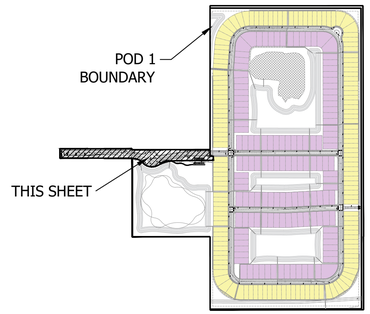


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

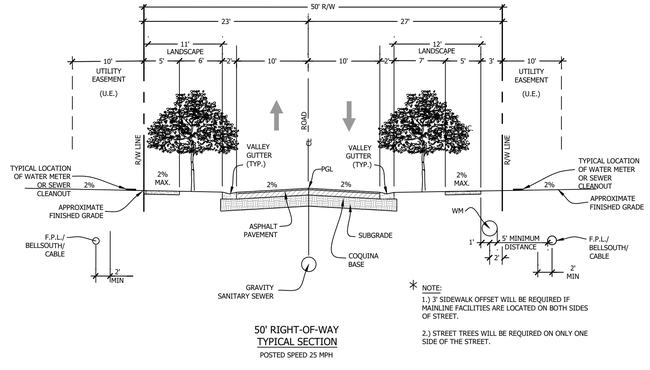
- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

TYPICAL ROW SECTIONS

SCALE 1"=10'-0"

80' RIGHT-OF-WAY
TYPICAL SECTION

NOTE:
3' MULTI-USE TRAIL OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
ONE SIDE OF ROAD WILL HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.



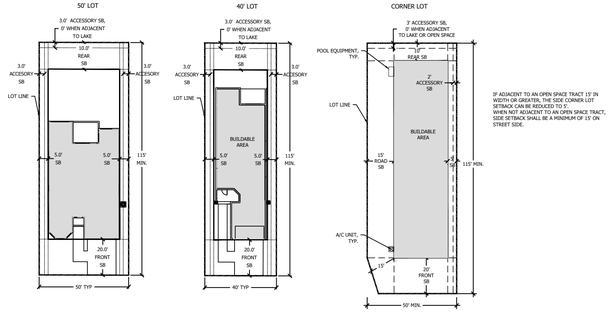
50' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

NOTE:
1.) 3' SIDEWALK OFFSET WILL BE REQUIRED IF MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

2.) STREET TREES WILL BE REQUIRED ON ONLY ONE SIDE OF THE STREET.

TYPICAL LOT LAYOUTS

SCALE 1"=40'-0"



DEVELOPMENT STANDARDS DATA

Table 1. DEVELOPMENT USED AND STANDARDS

DEVELOPMENT STANDARD	SINGLE FAMILY
PRIMARY STRUCTURE	
Minimum Lot Width	40'
Minimum Lot Depth	115'
Maximum Lot Depth	None
Maximum Building Lot Coverage	80%
Maximum Impervious Lot Coverage	80%
Minimum Open Space	20%
Minimum Front Setback (Front Loaded)	18'
Minimum Front Setback (Side Loaded)	10'
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provided that minimum building separation of 10' is maintained between units)	5'
Minimum Side Setback (Front- Entry)	
Minimum Side Setback (Corner Lot)	15'
If adjacent to open space tract 15' in width or greater	0'
Minimum Rear Setback (Corner Lot)	10'
Minimum Rear Setback (Internal Lot)	10'
ACCESSORY STRUCTURES	
Minimum Rear Setback	3'
If adjacent to open space, lake or common area tract 25' or wider	0'
Minimum Side Setback (Internal Lot)	2' (2' from property line)
Minimum Side Setback (Corner Lot)	15'

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 07-21-25
REVISIONS

SHEET SP2 OF 12

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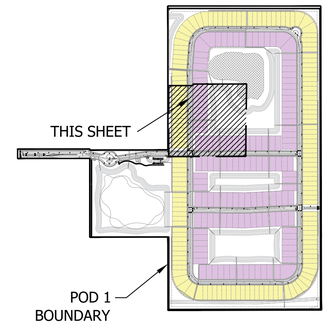
KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0" North

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SHEET SP3 OF 12

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CANAL NO. 101

25' LB

LAKE 2 AC

20' LME

LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117 | LOT 116 | LOT 115 | LOT 114

LOT 123 | LOT 124 | LOT 125 | LOT 126 | LOT 127 | LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 132 | LOT 133 | LOT 134 | LOT 135 | LOT 136

5' SW

HARMONY CIRCLE

2' VG, TYP.

5' SW

LOT 164 | LOT 165 | LOT 166 | LOT 167 | LOT 168 | LOT 169

LOT 163 | LOT 162 | LOT 161 | LOT 160 | LOT 159 | LOT 158

15' DE

MATCHLINE - SEE SHEET SP5

POD 1 BOUNDARY

LIGHT POLE, TYP.

WATER MAIN

SEWER MAIN

FIRE HYDRANT, TYP.

15' DE

15' DE

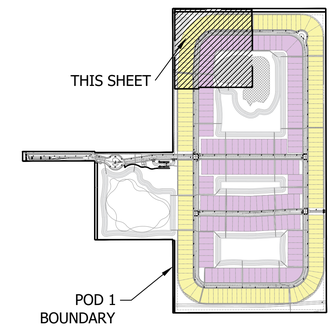
DRAIN PIPE

50' ROW

EXISTING CONSERVATION EASEMENT
(3.8 AC. PART OF PD)

MATCHLINE - SEE SHEET SP3

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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CANAL NO. 101

25' LB

LOT 113 | LOT 112 | LOT 111 | LOT 110 | LOT 109 | LOT 108 | LOT 107 | LOT 106 | LOT 105 | LOT 104 | LOT 103 | LOT 102 | LOT 101 | LOT 100 | LOT 99 | LOT 98 | LOT 97 | LOT 96 | LOT 95 | LOT 94 | LOT 93 | LOT 92 | LOT 91 | LOT 90

15' DE

5' SW

2' VG, TYP.

HARMONY CIRCLE

STOP SIGN & STOP BAR, TYP.

5' SW

MATCHLINE - SEE SHEET SP4

LOT 170 | LOT 171 | LOT 172 | LOT 173 | LOT 174 | LOT 175 | LOT 176 | LOT 177 | LOT 178 | LOT 179 | LOT 180 | LOT 181

20' LME

LAKE 4.87 AC

15' DE

8' LS

5' LS

5' SW

15' DE

WATER MAIN
SEWER MAIN
FIRE HYDRANT, TYP.

LIGHT POLE, TYP.

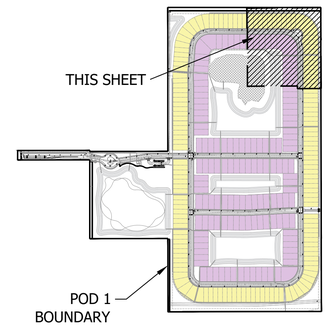
50' ROW

CHRISTENSEN ROAD

POD 1 BOUNDARY

MATCHLINE - SEE SHEET SP6

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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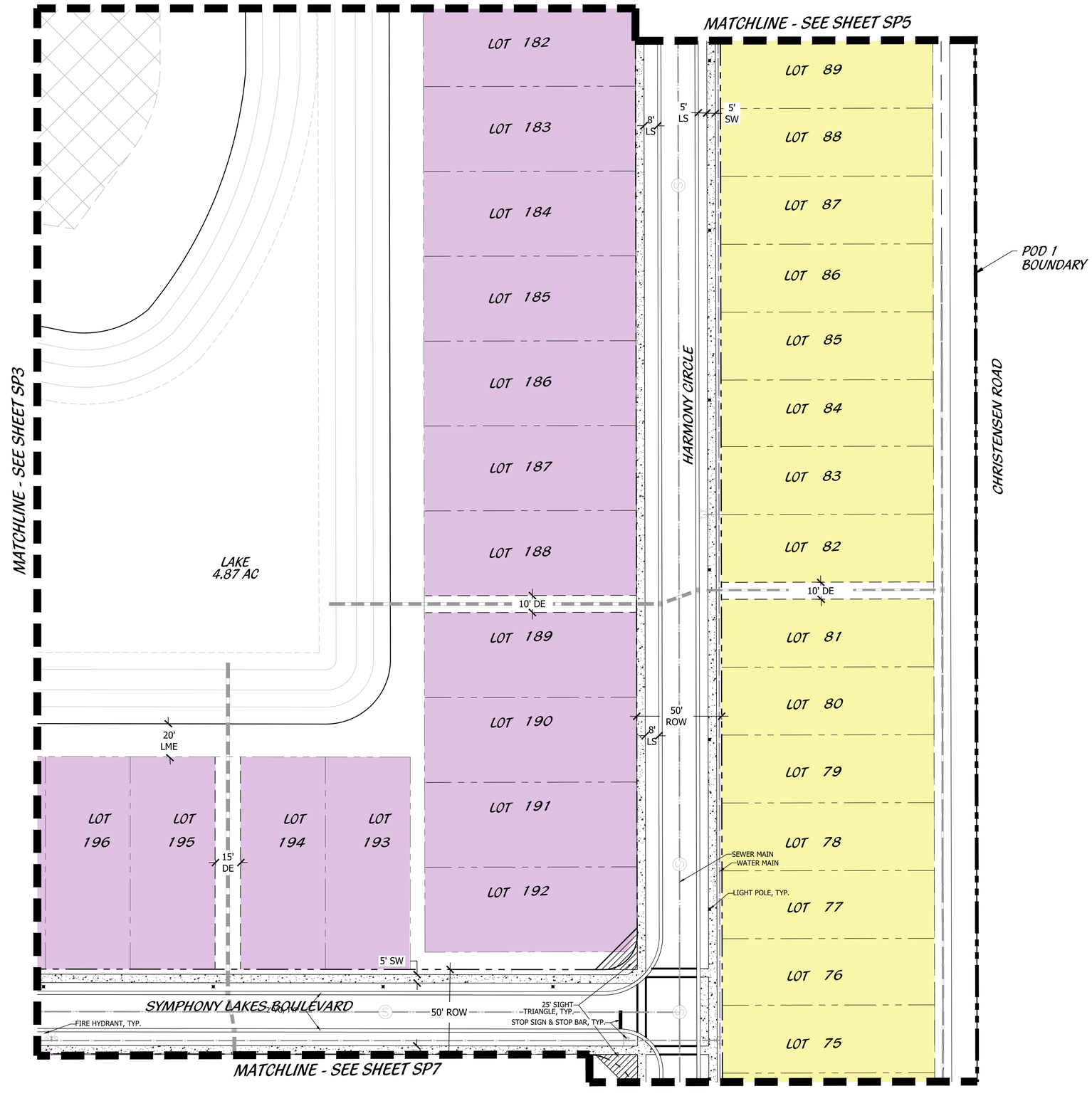
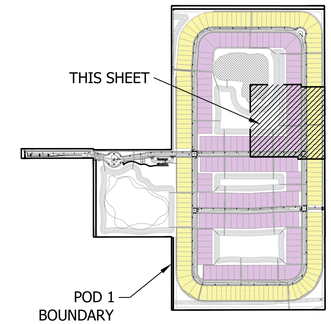


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET SP6 OF 12

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MATCHLINE - SEE SHEET L6

MATCHLINE - SEE SHEET SP10

MATCHLINE - SEE SHEET SP8

LOT 216 | LOT 217 | LOT 218 | LOT 219 | LOT 220 | LOT 221 | LOT 222

5' SW

15' DE

LOT 226

LOT 227

LOT 228

LAKE 2.02 AC

20' LME

LOT 237 | LOT 238 | LOT 239 | LOT 240 | LOT 241 | LOT 242 | LOT 243 | LOT 244

15' DE

LIGHT POLE, TYP.

2' VG, TYP.

50' ROW

AVA LANE

25' SIGHT TRIANGLE, TYP.

STOP SIGN & STOP BAR, TYP.

LOT 252 | LOT 251 | LOT 250 | LOT 249 | LOT 248 | LOT 247 | LOT 246 | LOT 245

15' DE

20' LME

DRAIN PIPE

LOT 286

HARMONY CIRCLE

CHRISTENSEN ROAD

LOT 74

LOT 73

LOT 72

LOT 71

LOT 70

LOT 69

LOT 68

LOT 67

LIGHT POLE, TYP.

FIRE HYDRANT, TYP.

WATER MAIN

SEWER MAIN

LOT 66

LOT 65

POD 1 BOUNDARY

20' STABALIZED EMS

KNOX BOX FOR EMS ONLY

LOT 64

LIGHT POLE, TYP.

LOT 63

LOT 62

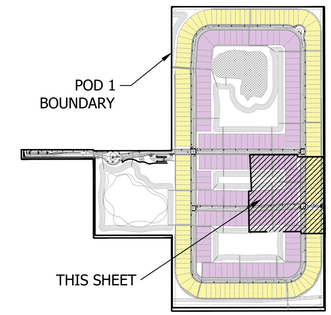
50' ROW

25' LB

LOT 61

LOT 60

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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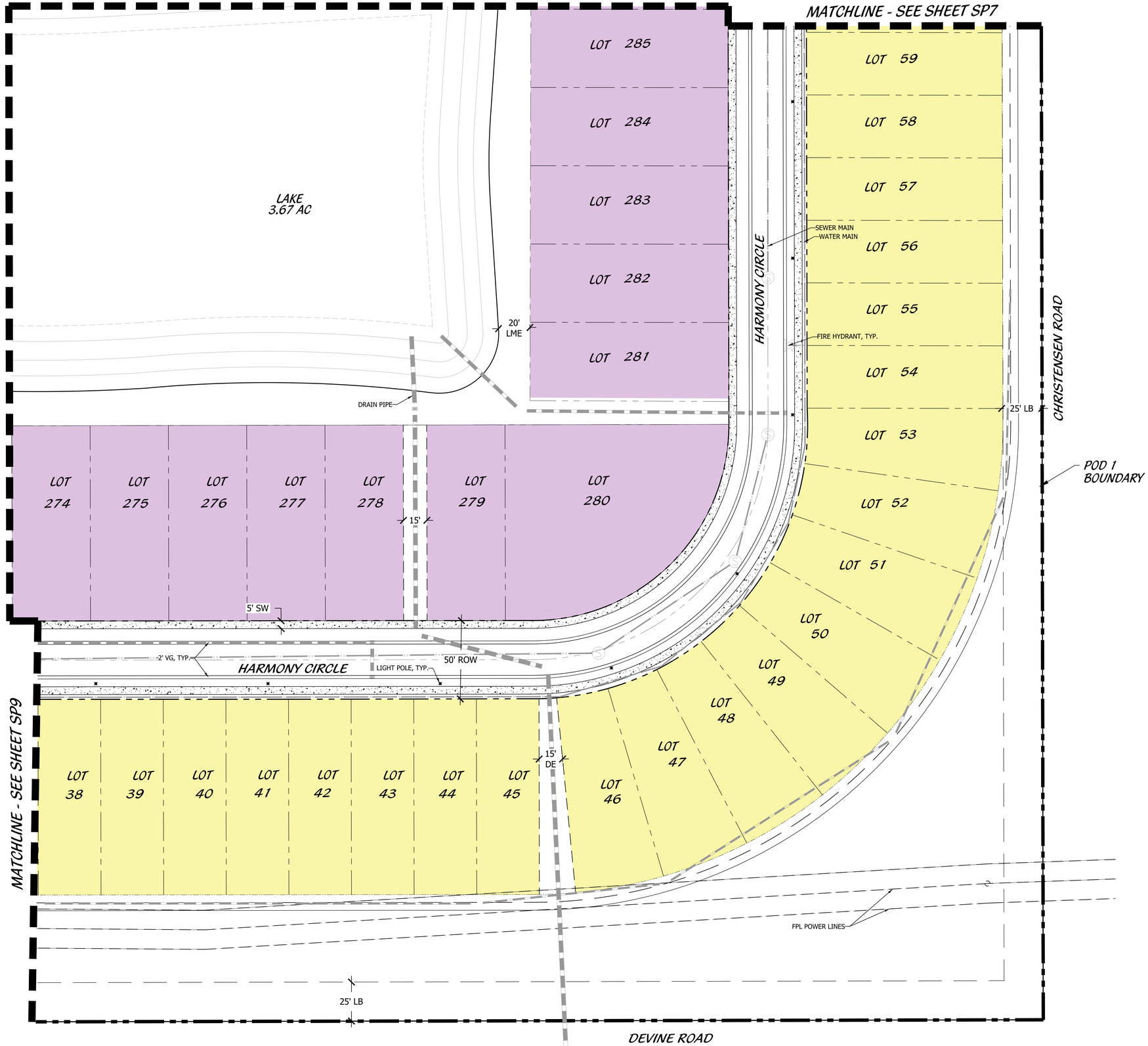

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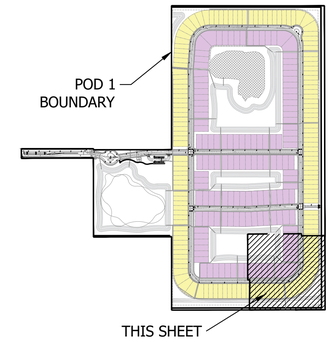

LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

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Scale: 1" = 30'-0"

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SHEET SP8 OF 12

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MATCHLINE - SEE SHEET SP10

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37

LOT 262
LOT 263
LOT 264
LOT 265
LOT 266

LOT 267
LOT 268
LOT 269
LOT 270
LOT 271
LOT 272
LOT 273

LAKE
3.67 AC

HARMONY CIRCLE

5' SW
5' LS
8' LS
25' LB
WATER MAIN
DRAIN PIPE
20' LME
15'
5' SW
2' VG, TYP.
5' SW
LIGHT POLE, TYP.
50' ROW
FIRE HYDRANT, TYP.

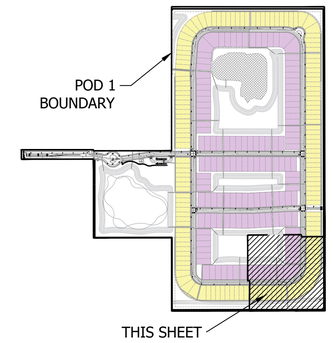
POD 1 BOUNDARY

MATCHLINE - SEE SHEET SP8

FPL POWER LINES

DEVINE ROAD

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

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www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	07-21-25
REVISIONS	

SHEET SP9 OF 12

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MATCHLINE - SEE SHEET L3

MATCHLINE - SEE SHEET SP11

MATCHLINE - SEE SHEET SP10

MATCHLINE - SEE SHEET SP9

HARMONY CIRCLE

AVA LANE

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

LOT 207
LOT 208
LOT 209
LOT 210
LOT 211
LOT 212
LOT 213
LOT 214

LOT 223
LOT 224
LOT 225

LOT 229
LOT 230
LOT 231
LOT 232
LOT 233
LOT 234
LOT 235
LOT 236

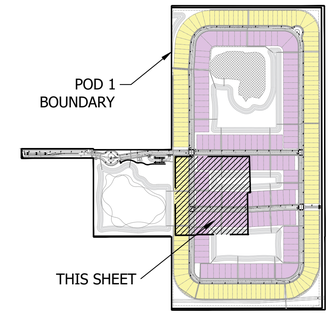
LOT 260
LOT 259
LOT 258
LOT 257
LOT 256
LOT 255
LOT 254
LOT 253

LOT 261

LAKE
2.02 AC

5' SW
15' DE
20' LME
DRAIN PIPE
15' DE
WATER MAIN
LIGHT POLE, TYP.
25' SIGHT TRIANGLE, TYP.
STOP SIGN & STOP BAR, TYP.
LIGHT POLE, TYP.
50' ROW
2' VG, TYP.
5' SW
15' DE
5' SW
5' LS
8' LS
20' LME
DRAIN PIPE

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	07-21-25
REVISIONS	

SHEET SP10 OF 12

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MATCHLINE - SEE SHEET SP2

LIFT STATION

20'

5'

12'

9'

10

20'

5' SW

BUS
OP OFF

10' X 6' SHADE STRUCTURE

DRAIN PIPE

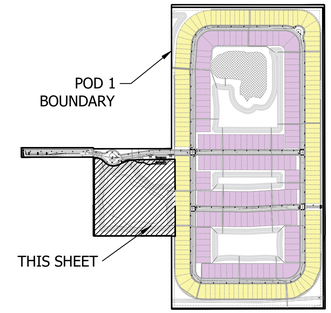
~REC TRACT~

EXISTING LAKE
7.12 AC

MATCHLINE - SEE SHEET SP10

POD 1 BOUNDARY

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

*NOTE:
SEPARATE SITE PLAN APPLICATION WILL BE SUBMITTED FOR AMENITY REC TRACT 1

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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www.cotleurhearing.com
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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	07-21-25
REVISIONS	

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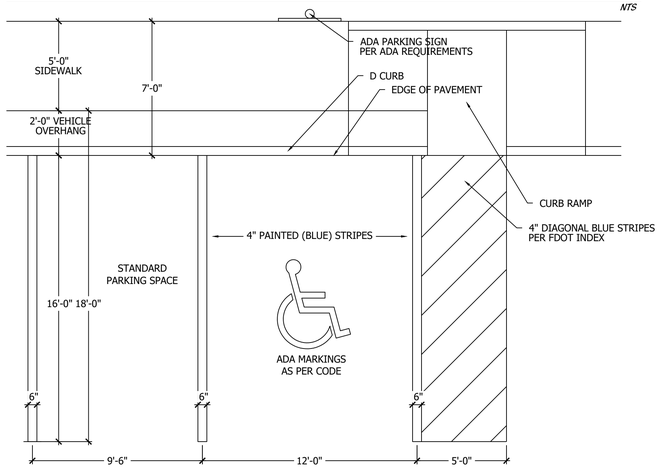
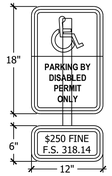
STANDARD AND ADA PARKING DETAIL

NTS



ADA SIGN DETAIL

NTS

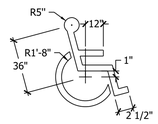


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

ADA SYMBOL DETAIL

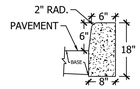
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS ; TYPICAL @ ALL ADA STALLS

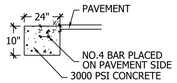
D CURB DETAIL

NTS



HEADER CURB DETAIL

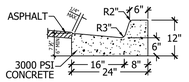
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

F CURB DETAIL

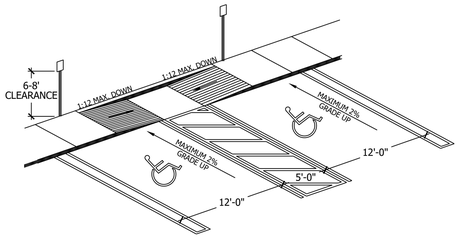
NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

ADA RAMP DETAIL

NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

BIKE RACK DETAIL

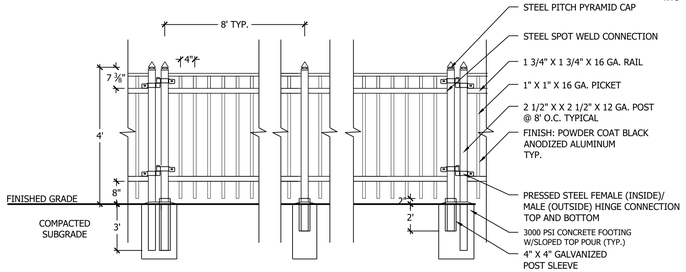
NTS

FGP Bike rack
Product Drawing
Date: 6/2/2015
www.landscapeforms.com Ph: 800.521.2546

SURFACE MOUNT OPTION DOES NOT INCLUDE ANCHORS.
EMBEDDED OPTION INCLUDES TWO EACH:
M12 x 1.75 THREADED RODS, 120mm LENGTH
M12 x 1.75 HEAVY HEX NUTS
M12 FLAT WASHERS
ALL CARBON STEEL WITH MAGNI-COAT

DECORATIVE FENCE / EMERGENCY ACCESS GATE DETAIL

NTS

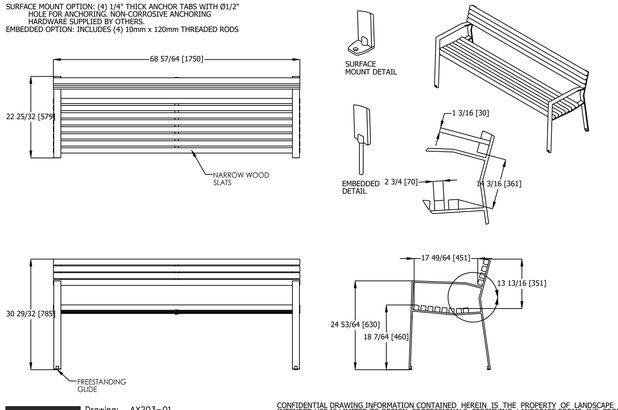


BENCH DETAIL

NTS

Harpo Backed bench, 69in length, narrow wood slats
Product Drawing
Date: 6/18/2014
www.landscapeforms.com Ph: 800.521.2546

SURFACE MOUNT OPTION: (4) 1/4" THICK ANCHOR TABS WITH Ø1/2" HOLE FOR ANCHORING. NON-CORROSIVE ANCHORING HARDWARE SUPPLIED BY OTHERS.
EMBEDDED OPTION: INCLUDES (4) 10mm x 120mm THREADED RODS



landscapeforms Drawing: AX203-01
Dimensions are in inches [mm]

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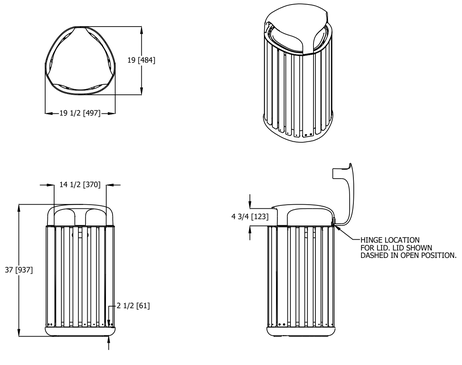
RECEPTACLE DETAIL

NTS

FGP Side opening litter receptacle, wood
Product Drawing
Date: 11/7/2016
www.landscapeforms.com Ph: 800.521.2546



landscapeforms Drawing: AG200-01
Dimensions are in inches [mm]
Patent Pending

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CANOPY DETAIL

NTS



NOTE:
SHADE SYSTEMS PLAYMORE SINGLE POST OFFSET HIP ROOF SHADE STRUCTURE, CUSTOM, SIZED 6' X 10'

COLORS:
BASE COLOR: TELE-GRAY
FABRIC COLOR: OLIVE

PLANNED DEVELOPMENT
FINAL SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
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Jupiter, Florida 33458
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www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES
Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 07-21-25
REVISIONS

SHEET SP12 OF 12

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SITE DATA

	PHASE 1: SINGLE FAMILY	CONSTRUCTION PERIOD 2025-2030
	PHASE 2: STORAGE	CONSTRUCTION PERIOD 2030-2035
	PHASE 3: LIGHT INDUSTRIAL	CONSTRUCTION PERIOD 2035-2040
	PHASE 4: MULTIFAMILY	CONSTRUCTION PERIOD 2040-2045

NOTES

THIS PHASING PLAN OUTLINES THE ANTICIPATED TIMELINE AND PROGRESSION OF DEVELOPMENT FOR SYMPHONY LAKES. THE ORDER AND TIMELINE OF INDIVIDUAL POD PHASES ARE SUBJECT TO ADJUSTMENTS BASED ON MARKET CONDITIONS AT THE TIME EACH POD'S SITE PLAN IS DEVELOPED. THE PROPERTY OWNER AND/OR DEVELOPERS RETAIN THE RIGHT TO MODIFY THESE PHASES AS NECESSARY TO ACCOMMODATE FUNCTIONAL DESIGN REQUIREMENTS AND ENSURE THE SUCCESS OF THE PROJECT.

PROJECT TEAM

OWNER/CLIENT:
SELVITZ I/II/III
631 US HWY 1, SUITE 409
NORTH PALM BEACH, FL 33408
561.653.1104

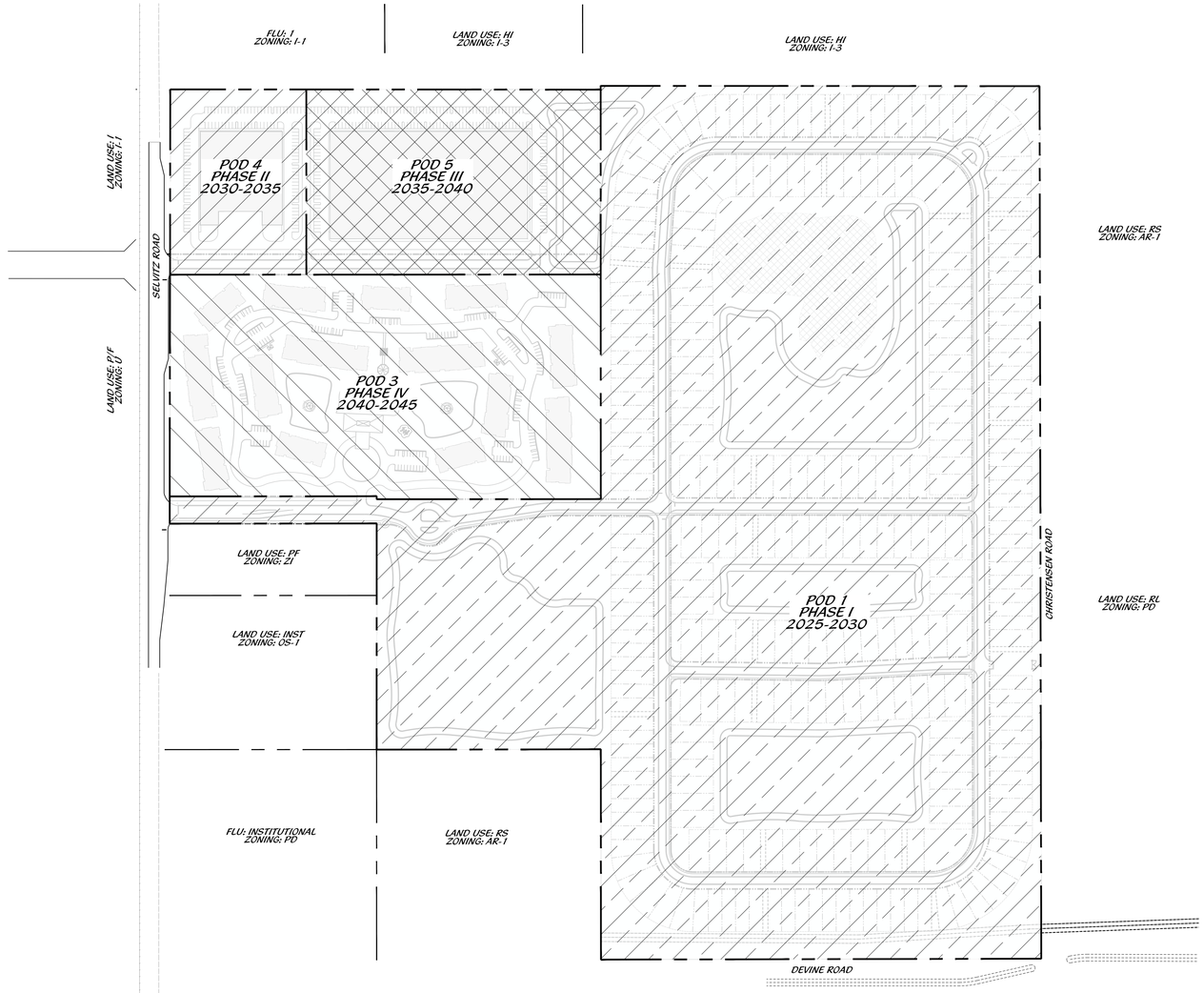
AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

TRAFFIC:
MACKENZIE ENGINEERING AND PLANNING
1172 SW 30TH ST, SUITE 500
PALM CITY, FL 34910
772.286.8030

SURVEYOR:
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD, SUITE 200
JUPITER, FL 33458
561.746.8454

ENVIRONMENTAL:
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSON BEACH, FL 34957
772.242.7200

ENGINEER:
MILLS SHORT & ASSOCIATES
700 22ND PLACE
VERO BEACJ, FL 32960
772.226.7282



PHASING EXHIBIT

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	21-1214
DATE	12-16-24
REVISIONS	

SHEET 1 OF 1

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Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

May 08, 2025

Kevin Freeman
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Narrative

On behalf of the applicant Selvitz I LLC, Selvits II LLC, and Selvitz III LLC, please accept this narrative as a part of the Site plan application for the proposed mixed-use development on the NE corner of Devine Rd and Selvitz Rd. This 122.8-acre site was approved for a MXD land use on April 1, 2024, under Ordinance number 23-057. Separately, the rezoning to PD was approved on June 3, 2024, under Ordinance 23-058. The overall concept plan proposed 625 units which would generate a gross density of 5.1 du/ac. Pod 1 is the largest Pod on the site providing the development with a conservation area as well as multiple lakes. The Selvitz Road development is a gated community with two access points to this site, which are both proposed on Selvitz Road. There is an entrance provided for EMS use only along Christensen Road, this entrance is not to be used by residents or visitors at any time. Additionally, no entrance is present on Devine Road.

The proposed Pod 1 Site Plan is consistent with the Pod 1 conceptual plan that was carefully crafted and approved at the June 3rd City Commission hearing. This pod has approximately 88 acres and its primary use is residential. Pod 1 provides the site with 286 single-family residential units, which generates approximately 3.2 gross dwelling units per acre. A 20% minimum of lake/open space located within Pod 1 has been approved by the City of Ft. Pierce per the conceptual PD plan. The Final PD Plan further details this open space, a total of 37.9 acres, or 43% of Pod 1. This Pod also provides its residents with an amenity center, located just east of the primary entrance to the community. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood.

In addition, the Symphony Lakes development dedicated 3.8 acres of Pod 1 to an existing conservation easement. These 3.8 acres of preservation are located in the northeast area of the site. The north edge of the entire site borders a canal, separating the proposed development from the Industrial use area north of this site. There is already an existing 20-foot buffer on the Industrial side of the 45-foot canal. In addition to the existing buffer on the industrial parcel and the canal, there is a 40-foot landscaped berm on the northernmost edge of the site to aid in the separation and buffering of these two uses. There is a total of 200 feet between the back of house and the edge of the northern edge of the buffer on the industrial site.

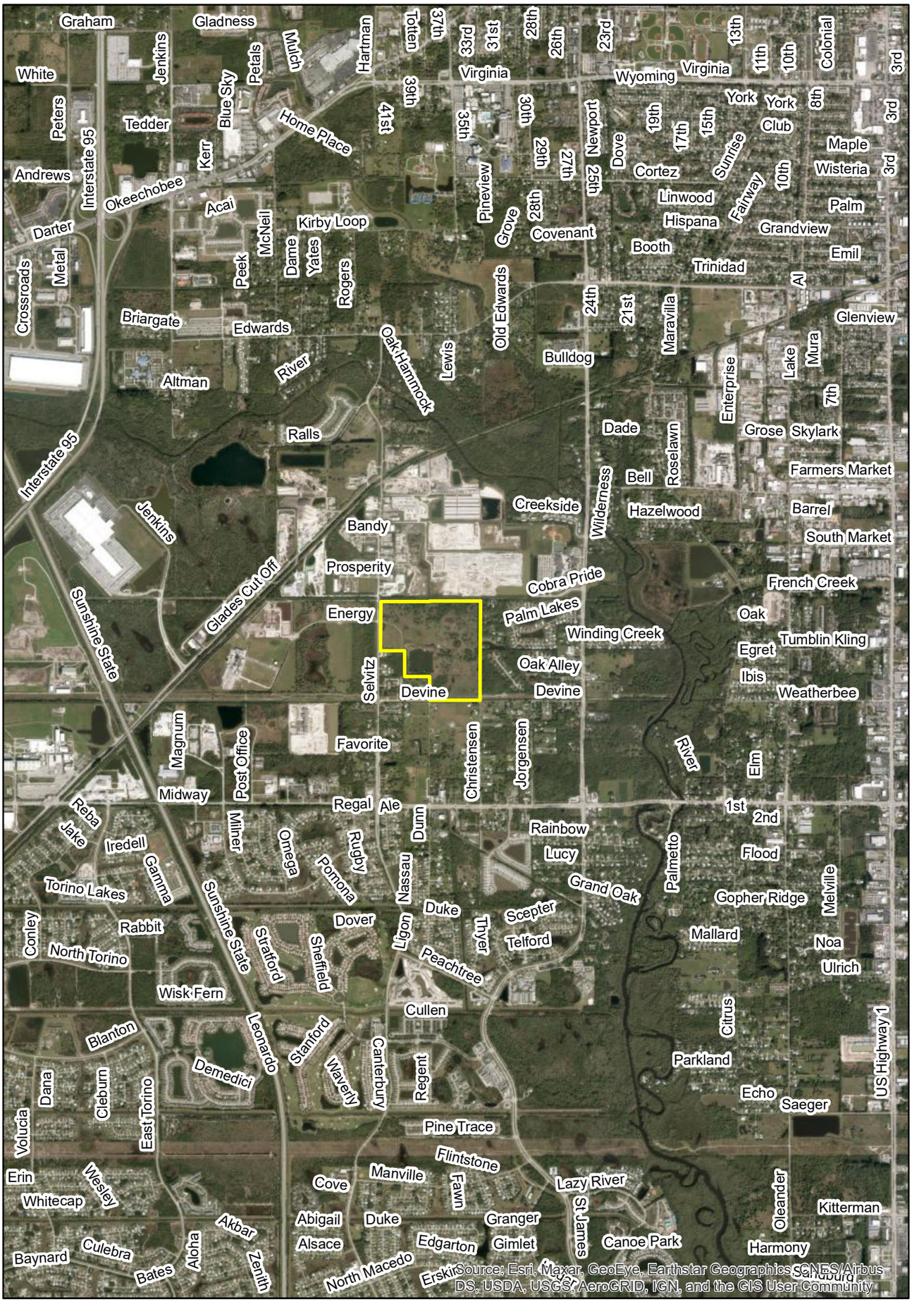
The PD concept plan and subsequent Pod 1 site plan were carefully designed and curated to ensure that the gated community has minimal impacts on the surrounding neighbors. While the PD approval incorporates a significant portion of preservation, the 625 residential units comply with the PD's conservation requirements respectfully.

We look forward to working with staff to facilitate the development of this project. Should you have any questions or clarification about this project, please do not hesitate to contact me at lheinzelmann@cotleur-hearing.com or 561-747-6336.

Sincerely,



Leah Heinzelmann
Partner, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458



Symphony Lakes Location Map

N
W E
S

0 0.25 0.5 1 1.5 2 Miles

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

December 4, 2024

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: PD Statement of Benefits

Please accept this letter as the statement of benefits for the Pod 1 single-family residential neighborhood within the overall Selvitz Mixed Use area. This single-family pod is the first and largest phase for Symphony Lakes, providing 286 dwelling units, the primary access roadway for the single-family and multifamily areas, +/-14 acres of lakes, and +/-3 acres of preserve area within a conservation easement.

There are a number of benefits for this PD pod. Firstly, this is the largest infill development in Fort Pierce, allowing these 122 acres of unused lands previously used for mining to be developed while utilizing existing infrastructure. Providing additional homes and job opportunities in an already urbanized area enhances the existing neighborhood and businesses in the area.

Second, this is the initial phase of development for a mixed-use, transitional development that provides logical buffering and transition between the low-density residential to the south and east and the high-intensity industrial to the north and west. This ensures that the existing surrounding residences are protected and screened from the future light industrial and multifamily pods.

This PD pod also provides important environmental benefits to the community. The plan protects the existing sensitive habitat areas on the north portion of the site by placing it in a conservation easement. Additionally, the developer is committed to cleaning and enhancing the existing onsite lake on the southwest portion of the pod, a lake which was previously used in the mining operations that took place on the site. Therefore, the development will enhance the environmental quality of the site and overall area.

Sincerely,



Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

LEGAL (OVERALL PROPERTY)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 AND TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 1273.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 1262.85 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, NORTH 00°01'02" WEST, A DISTANCE OF 11.00 FEET TO A LINE 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'34" WEST, A DISTANCE OF 607.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 122.800 ACRES OR 5,349,186 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED 80' R/W)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32 AND TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.30 FEET; THENCE SOUTH 00°02'26" EAST, A DISTANCE OF 80.00 FEET TO THE AFORESAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'34" WEST, A DISTANCE OF 607.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.115 ACRES OR 48,591 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED 60' R/W)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 730.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°59'17" EAST, A DISTANCE OF 1085.50 FEET; THENCE SOUTH 00°00'43" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 1085.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.495 ACRES OR 65,132 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED POD 3)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 650.47 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°59'17" EAST, A DISTANCE OF 1263.74 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°01'02" EAST, A DISTANCE OF 654.54 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°56'18" WEST, A DISTANCE OF 657.50 FEET; THENCE NORTH 00°02'26" WEST, A DISTANCE OF 4.05 FEET; THENCE SOUTH 89°57'34" WEST, A DISTANCE OF 607.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.932 ACRES OR 824,693 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED POD 4)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 790.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 483.44 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 399.17 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°00'00" WEST, A DISTANCE OF 483.28 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 399.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.433 ACRES OR 193,101 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED POD 5)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'35" EAST, A DISTANCE OF 1273.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 53.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 399.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°57'58" EAST, A DISTANCE OF 863.68 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, SOUTH 00°01'02" EAST, A DISTANCE OF 542.95 FEET; THENCE DEPARTING SAID EAST LINE, NORTH 89°59'17" WEST, A DISTANCE OF 178.17 FEET; THENCE NORTH 00°00'43" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89°59'17" WEST, A DISTANCE OF 685.68 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 483.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.825 ACRES OR 427,983 SQUARE FEET MORE OR LESS.

LEGAL (PROPOSED SINGLE FAMILY & RECREATION TRACT)

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32, NORTH 00°04'35" EAST, A DISTANCE OF 1327.48 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AS RECORDED IN PLAT BOOK 21, PAGES 11 AND 11A, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID RIGHT-OF-WAY LINE BEING 50.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE CONTINUE ALONG SAID SOUTH LINE, NORTH 89°57'34" EAST, A DISTANCE OF 607.47 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, NORTH 00°02'26" WEST, A DISTANCE OF 75.95 FEET; THENCE SOUTH 89°56'18" EAST, A DISTANCE OF 657.50 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID EAST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 1208.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 101, SAID RIGHT-OF-WAY LINE BEING 42.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°57'58" EAST, A DISTANCE OF 1287.83 FEET, TO THE WEST RIGHT-OF-WAY LINE CHRISTENSEN ROAD, SAID RIGHT-OF-WAY LINE BEING 25.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°06'41" EAST, A DISTANCE OF 2559.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 102, SAID RIGHT-OF-WAY LINE BEING 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°53'07" WEST, A DISTANCE OF 1292.03 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'02" WEST, A DISTANCE OF 616.88 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID SOUTH LINE, SOUTH 89°55'21" WEST, A DISTANCE OF 658.01 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE ALONG SAID WEST LINE, NORTH 00°01'46" EAST, A DISTANCE OF 663.31 FEET TO THE POINT OF BEGINNING.

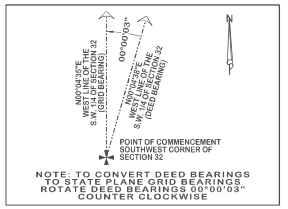
CONTAINING 87.000 ACRES OR 3,789,686 SQUARE FEET MORE OR LESS.

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OFG-8933765 DATE OF POLICY: AUGUST 23, 2021 @ 2:50AM	SURVEYOR COMMENTS
				1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●	●			7. Deed of Conservation Easement Standard recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	
		●		8. Subject to that certain mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O. R. 4671, Page 1135, Public Records of St. Lucie County, Florida..	
				9. NOTE: Items 2 through 5 are hereby deleted.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OFG-8933749 DATE OF POLICY: AUGUST 23, 2021 @ 9:30AM	SURVEYOR COMMENTS
				1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●	●			7. Drainage Easement in favor of St. Lucie County recorded in O.R. Book 183, Page 908, Public Records of Saint Lucie County, Florida.	AFFECTS SELVITZ I & SELVITZ II
		●		8. Subject to that certain Mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O. R. 4671, Page 1180, Public Records of St. Lucie County, Florida.	
				9. NOTE: Items 2 through 5 are hereby deleted.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY POLICY NO. OFG-8933737 DATE OF POLICY: AUGUST 23, 2021 @ 12:00AM	SURVEYOR COMMENTS
				1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.	
				2. Rights or claims of parties in possession not recorded in the Public Records.	
				3. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.	
				4. Easements or claims of easements not recorded in the Public Records.	
				5. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.	
				6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s) insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.	
●	●			7. Deed of Conservation Easement Standard recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	AFFECTS SELVITZ I ONLY
●			●	8. Subject to Mortgage to 675 Asset Holdingco, LLC, a Delaware limited liability company, mortgagee(s), recorded in O.R. 4671 , Page 1247, Public Records of St. Lucie County, Florida.	

AFFECTS	DOES NOT AFFECT	SHOWN HEREON	NOT PLOTTABLE	ATTORNEYS' TITLE FUND SERVICES, INC. FUND FILE NUMBER 1570770 DATE OF TITLE SEARCH PROPERTY INFORMATION REPORT AUGUST 23, 2021 TO SEPTEMBER 23 2024 AT 11:00PM	SURVEYOR COMMENTS
●		●		1. Deed of Conservation Easement in favor of South Florida Water Management District recorded in O.R. Book 3906, Page 573, Public Records of Saint Lucie County, Florida.	
●			●	2. Right of Way Agreement with the St. Lucie County Board of County Commissioners recorded in O.R. Book 4178, Page 2502, Public Records of Saint Lucie County, Florida.- Parcel 2	EXPIRED NO LATER THAN 08/27/2020
				3. Note: The subject property appears to border on a body of water.	
				4. Rights of the lessees under unrecorded leases.	



LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1132)
TRACT A **SELVITZ I, LLC**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: SELVITZ II, LLC (OFFICIAL RECORD BOOK 4671, PAGE 1187)
THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 196, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

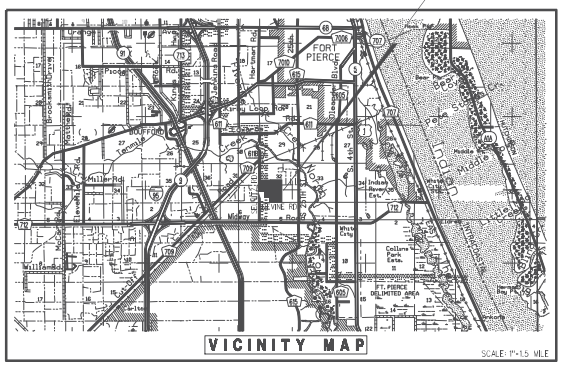
ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 84.85 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1245)
SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

SUBJECT PROPERTY



SURVEY REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

2. LEGAL DESCRIPTION WAS BASED ON RECORDED DEEDS IN OFFICIAL RECORD BOOK 4671, PAGE 1132; OFFICIAL RECORD BOOK 4671, PAGE 1187 AND OFFICIAL RECORD BOOK 4671, PAGE 1245 AND THE TITLE INSURANCE POLICIES LISTED HEREON.

3. BEARING SHOWN HEREON ARE STATE PLANE AND ARE BASED ON THE NORTH AMERICA DATUM OF 1983; 1990 ADJUSTMENT. THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEARS NORTH 87°30'24" EAST.

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, (NO BASE FLOOD ELEVATION); AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. INSURANCE RATE MAP NO.: 12111C0188K MAP REVISED: FEBRUARY 19, 2020.

5. TOTAL AREA = 122.800 ACRES, MORE OR LESS.

6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OFG-8933765, DATE OF POLICY: AUGUST 23, 2021 @ 2:50AM;
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OFG-8933749, DATE OF POLICY: AUGUST 23, 2021 @ 9:30AM; AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY No. OFG-8933737, DATE OF POLICY: AUGUST 23, 2021 @ 12:00AM;
ATTORNEYS' TITLE FUND SERVICES, INC. FUND FILE NUMBER 1570770, DATE OF TITLE SEARCH PROPERTY INFORMATION REPORT: AUGUST 23, 2021 TO SEPTEMBER 23 2024 AT 11:00PM.

7. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1' IN 7,500'.

8. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE REFERENCED TO ST LUCIE COUNTY BENCHMARKS "JAMES", EL. 14.82 NAVD88 AND FRANK EL. 15.63 NAVD88.

9. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR: SELVITZ I, LLC SELVITZ II, LLC SELVITZ III, LLC.

10. © COPYRIGHT 2024 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

TO SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO ITEMS OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON OCTOBER 18, 2024
DATE OF PLAT OR MAP: OCTOBER 18, 2024

LIDBERG LAND SURVEYING, INC.

Kenneth J Buchanan

BY: KENNETH J. BUCHANAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7202

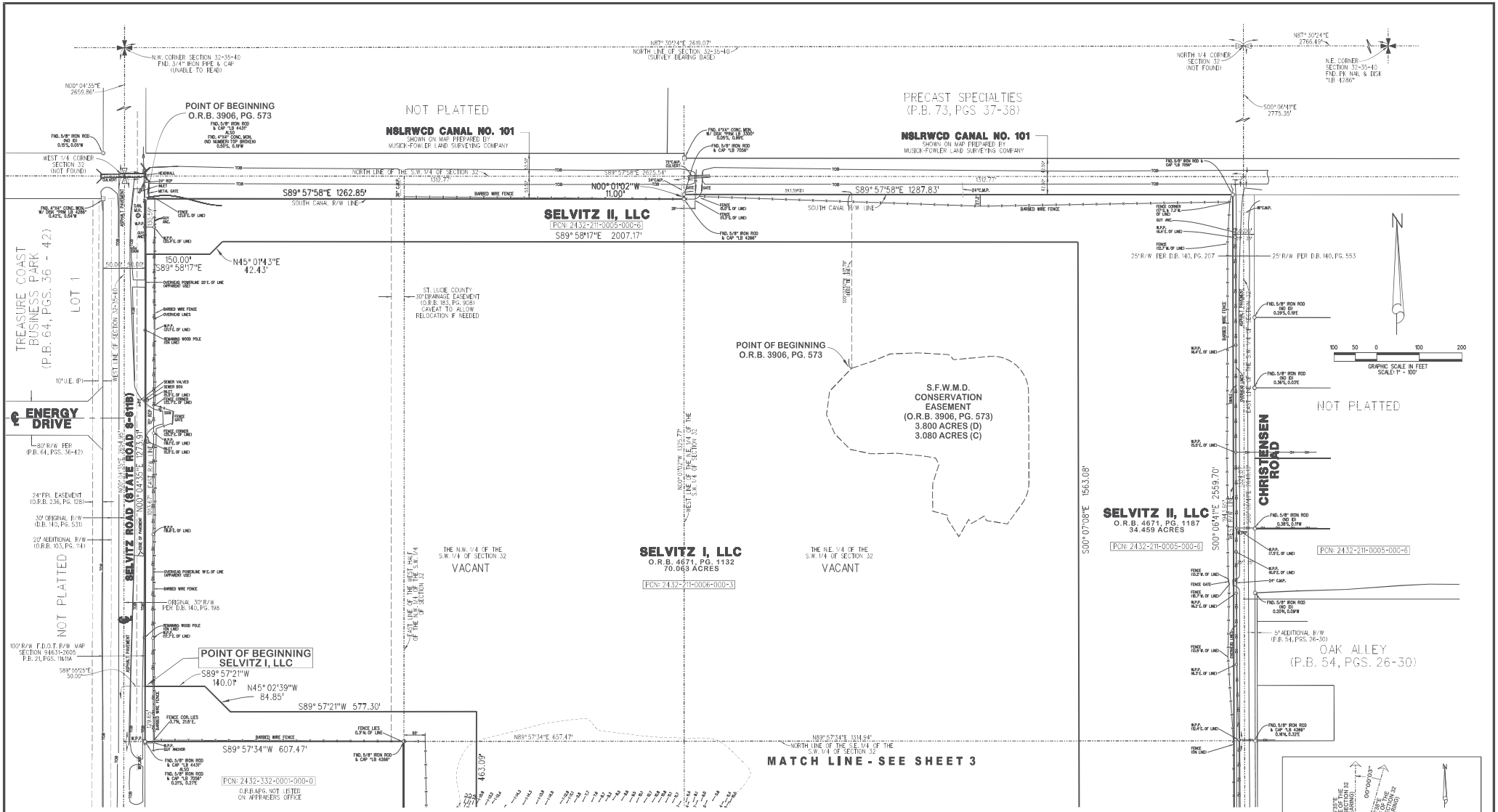
ABBREVIATIONS
(C) = CALCULATED
CB&S = CONCRETE BLOCK STRUCTURE
C.R.B. = COMMISSIONERS MINUTES BOOK
CM = CONCRETE MONUMENT
CONC. = CONCRETE
D = DEED DATA
F.H. = FIRE HYDRANT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.D. = IDENTIFICATION
INV. = INVERT
LB = LAND SURVEYING BUSINESS
LP = LIGHT POLE
LS = LICENSE SURVEYOR
M = MEASURED
MH = MANHOLE
M.L.W. = MEAN LOW WATER
MON. = MONUMENT
N.S.L.R.C.S.=NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
P = PLAT
P.B. = PLAT BOOK
P.C.P. = PERMANENT REFERENCE MONUMENT
P.O.B. = POINT OF BEGINNING
R.C.P. = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
(R) = RADIAL
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.L.P. = STOP LIGHT POLE
SMH = SANITARY MANHOLE
S.T.M.H. = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
T = TELEPHONE
T.C.P. = TRAFFIC LIGHT POLE
T.L. = TELEPHONE
U.E. = UTILITY EASEMENT
WF = WOOD FENCE
WUP = WOOD UTILITY POLE
W.V. = WATER VALVE

DATE:	REVISIONS:	BY:
10/18/2024	UPDATE SURVEY - 13-040-104A - FB846/31 (PRINT) K.F.	R.J.W.
09/11/2024	TOPO LINE W/3 SECTIONS - 13-040-105 - FB846/8 K.F.	R.J.W.
07/30/2021	UPDATE SURVEY 13-040-104 (In office)	L.J.C.
06/20/19	ADD CONTOUR LINES PREPARED BY OTHERS 13-040-302	L.J.C.
7-29-15	ADDED LOCATED FLAGGED WETLANDS - FB683 PG77 PC/J.S. WO13-040-102	E.C.
2-12-14	REVISED CALL TO SOUTH BOUNDARY LINE	E.C.
8-20-13	REVISED FLOOD ELEVATION INFORMATION ON SURVEYOR'S REPORT	E.C.

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL: 561-746-8454

ALTA/NSPS LAND TITLE SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD. K:\JUST\323540\13-040\13-040-101\13-040-101.dgn			
REF.			
FLD. J.F.	FB. 638	PG. 78-80	JOB 13-040-101
OFF. CASASUS			DATE APRIL 16, 2013
CHD. D.C.L.	SHEET 1 OF 3		DWG. D13-040



ABBREVIATIONS:
(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
CM = CONCRETE MONUMENT MARKED BOOK
CMH = CONCRETE MANHOLE
CONC. = CONCRETE
D.B. = DEED BOOK
F.H. = FIRE HYDRANT
FD. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.P. = IRON PIPE
INV. = INVERT
L.B. = LICENSE BUSINESS
L.P. = LIGHT POLE
L.S. = LICENSE SURVEY
M.E. = MITERED END
MH = MANHOLE
MLWR = MEAN HIGH WATER
NO. = MONUMENT
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.C.P. = PERMANENT REFERENCE MONUMENT
R.B.M. = RIGHT-OF-WAY
R.C.P. = REINFORCED CONCRETE PIPE
R.P.B. = RECORD PLAT BOOK
S.U. = SURVEY
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.L.P. = STOP LIGHT POLE
S.M.H. = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TP = TRAFFIC POLE
T.L.P. = TELEPHONE LIGHT POLE
TYP. = TELEPHONE POLE
U.E. = UTILITY EASEMENT
W.P. = WOOD POLE
W.P.P. = WOOD UTILITY POLE
W.V. = WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-5454

ALTA/NSPS LAND TITLE SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD.	K:\JUST\323540\13-040\13-040-101\13-040-101.DGN		
REF.			
FLD. J.F.	FB.	PG.	JOB 13-040-101
OFF. CASASUS	638	78-80	DATE APRIL 16, 2013
CHD. D.C.L.	SHEET 2 OF 3		DWG. D13-040

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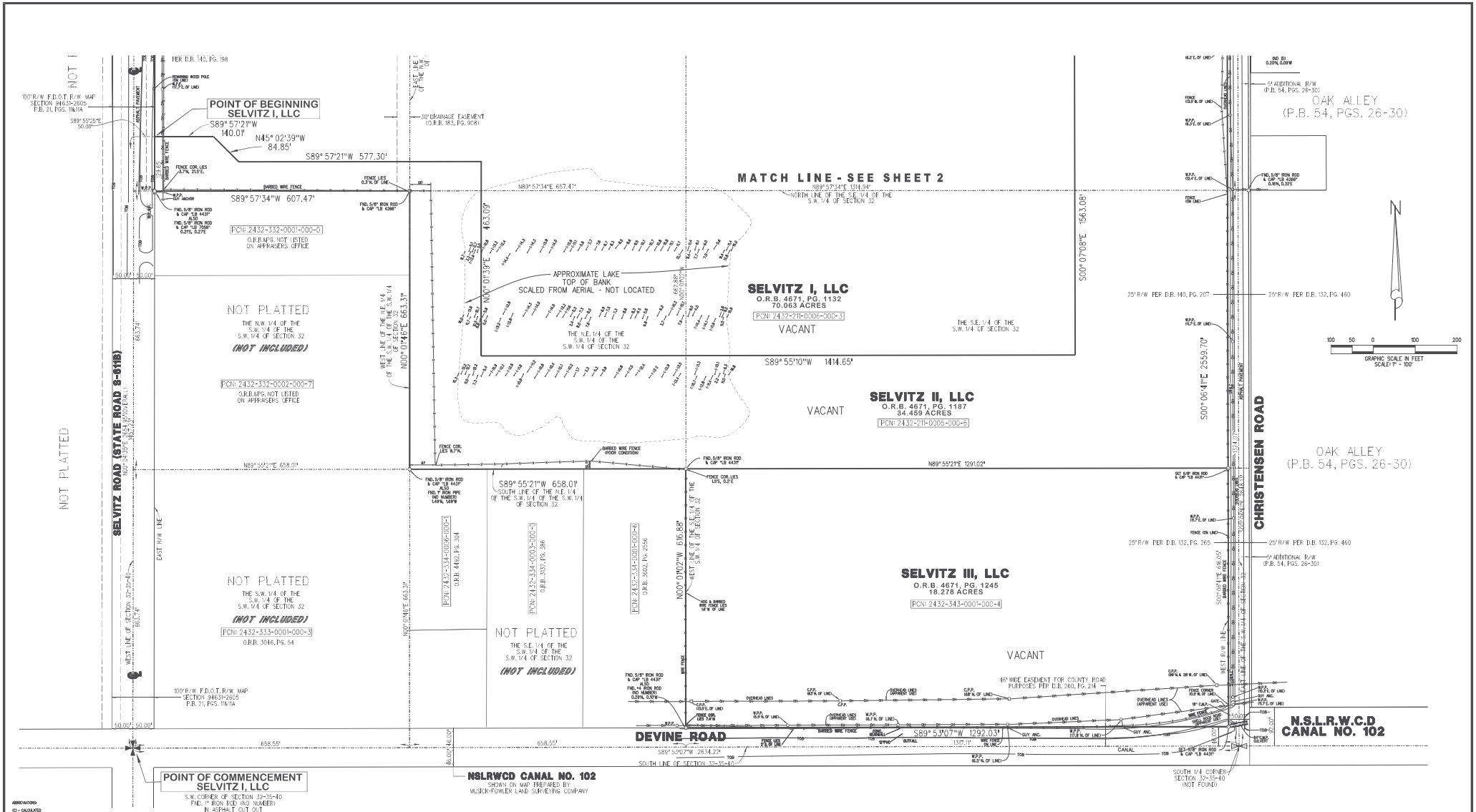

ABBREVIATIONS:
(C) = CALCULATED
C.B.S. = CONCRETE BLOCK STRUCTURE
C.M.P. = CORRUGATED METAL PIPE
CBM = CONFLICT MARKER
CONC. = CONCRETE
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
FND. = FOUND
F.P.L. = FLORIDA POWER & LIGHT
I.P. = IRON PIPE
I.R. = IRON ROD
I.R.C. = IRON ROD
L.B. = LICENSE BUSINESS
L.P. = LIGHT POLE
L.S. = LICENSE SURVEY
M.E. = MEASURED
M.H. = MANHOLE
MHWL = MEAN HIGH WATER
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
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R.P.B. = ROAD PLAT BOOK
S.E. = SURVEY
S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.L.F. = STOP LIGHT FOUNDATION
S.L.P. = STOP LIGHT POLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
T.B. = TRAFFIC BOX
T.F. = TRAFFIC LIGHT POLE
T.V. = TELEVISION
U.E. = UTILITY EASEMENT
W.M. = WOOD MARKER
W.P. = WOOD UTILITY POLE
W.V. = WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

ALTA/NSPS LAND TITLE SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD. K:\JUST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN			
REF.			
FLD. J.F.	FB.	PG.	JOB 13-040-101
OFF. CASASUS	638	75-80	DATE APRIL 16, 2013
CHD. D.C.L.	SHEET 3 OF 3		DWG. D13-040

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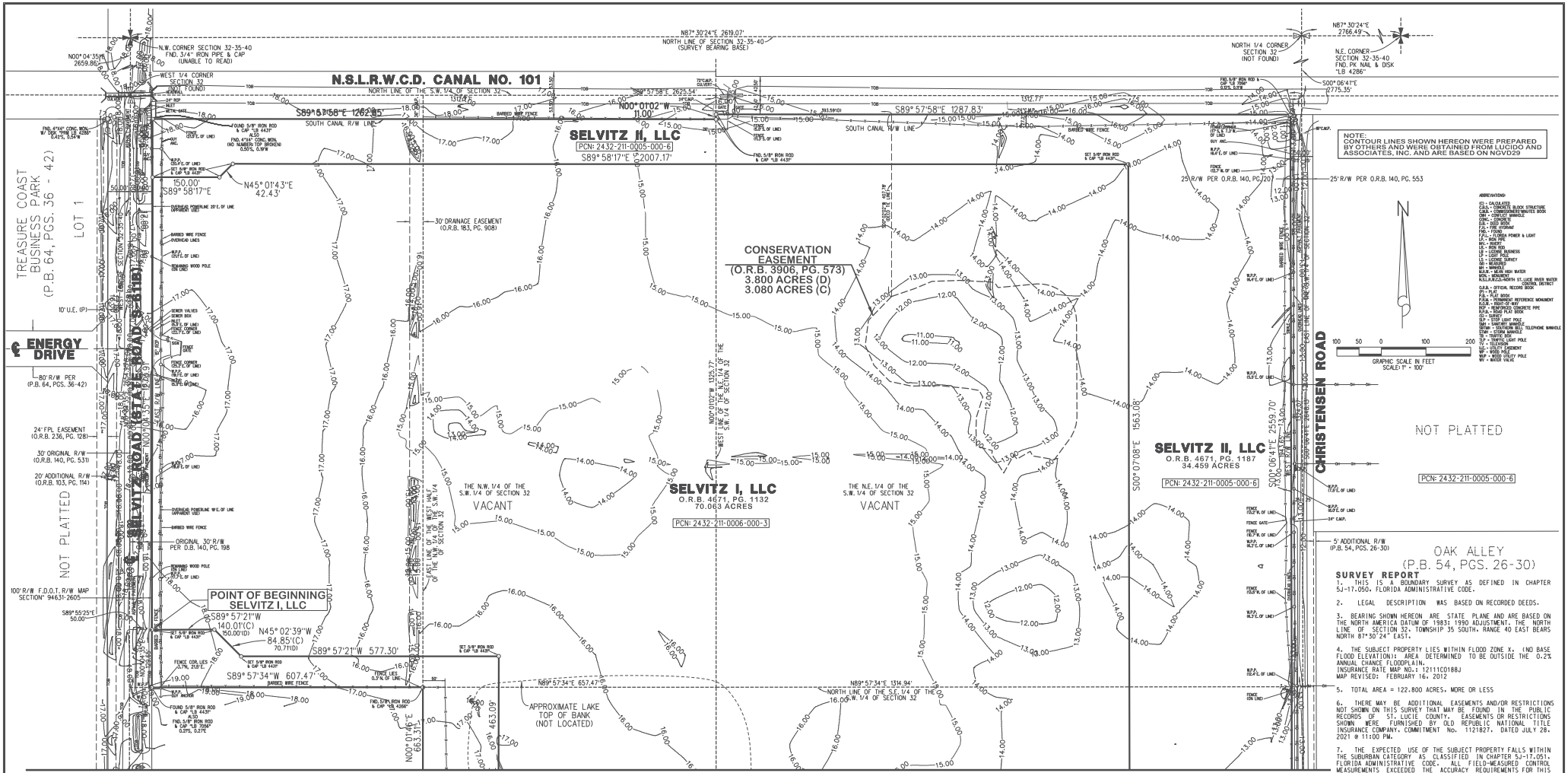


LEGAL DESCRIPTION: SELVITZ II, LLC (OFFICIAL RECORD BOOK 4671, PAGE 1187)

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

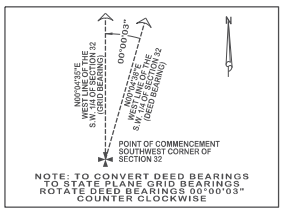
A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1132)
TRACT A **SELVITZ I, LLC**

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH 00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION: (OFFICIAL RECORD BOOK 4671, PAGE 1245)
SELVITZ II, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.



NOTE: TO CONVERT DEED BEARINGS TO STATE PLANE GRID BEARINGS ROTATE DEED BEARINGS 00°00'03" COUNTER CLOCKWISE

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY \ AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE

SCHEDULE B-II \ COMMITMENT No. 1121827 \ DATED: JULY 28, 2021@11:PM

A	●	C	1.) Defects, Liens, encumbrances, adverse claims or other matters, if any
A	●	C	2.) a. General or Special Taxes
A	●	C	b. Rights or claims of parties in possession not recorded in the Public Records
●	B	C	c. Any encroachment, encumbrance, violation, variation or adverse circumstances
●	B	C	d. Easements or claim of easements not recorded in the Public Records
A	●	C	e. Any lien, or right to a lien, for services, labor or materials furnished
A	●	C	3.) Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida
A	●	C	4.) Any Lien provided by County Ordinance or by Chapter 159, F.S. in favor of any city, town, village or port authority
A	●	C	5.) Rights of the lessees under unrecorded leases.
●	B	C	6.) deed on Conservation Easement, O.R.B. 3906, Page 573

(A) AS SHOWN HEREON (B) AFFECTS PROPERTY, BUT UNABLE TO PLOT (C) DOES NOT AFFECT THE PROPERY

SURVEY REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

2. LEGAL DESCRIPTION WAS BASED ON RECORDED DEEDS.

3. BEARING SHOWN HEREON ARE STATE PLANE AND ARE BASED ON THE NORTH AMERICA DATUM OF 1983\ 1990 ADJUSTMENT. THE NORTH LINE OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST BEARS NORTH 87°30'24" EAST.

4. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, (NO BASE FLOOD ELEVATION): AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
INSURANCE RATE MAP NO.: 12111C0188J
MAP REVISED: FEBRUARY 16, 2012

5. TOTAL AREA = 122.800 ACRES, MORE OR LESS

6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. EASEMENTS OR RESTRICTIONS SHOWN WERE FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1121827, DATED JULY 28, 2021 @ 11:00 PM.

7. THE EXPECTED USE OF THE SUBJECT PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.

8. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR:
SELVITZ I, LLC
SELVITZ II, LLC
SELVITZ III, LLC

9. © COPYRIGHT 2021 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: JULY 30, 2021 BY:

DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 3613

DATE:	REVISIONS:	BY:
07/30/2021	UPDATE SURVEY 13-040-104 (in office)	LJC.
06/20/18	ADD CONTOUR LINES PREPARED BY OTHERS 13-040-302	LJC.
7-29-15	ADDED LOCATED FLAGGED WETLANDS - FB683 PG77 PO.U.S. WO13-040-102	E.C.
2-12-14	REVISED CALL TO SOUTH BOUNDARY LINE	E.C.
8-26-13	REVISED FLOOD ELEVATION INFORMATION ON SURVEYOR'S REPORT	E.C.

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
SELVITZ I, LLC; SELVITZ II, LLC; SELVITZ III, LLC

CAD.	K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN				
REF.					
FLD.	J.P.	FB.	PG.	JOB	13-040-101
OFF.	CASASUS	638	78-80	DATE	APRIL 16, 2013
CKD.	D.C.L.	SHEET	1 OF 2	DWG.	D13-040

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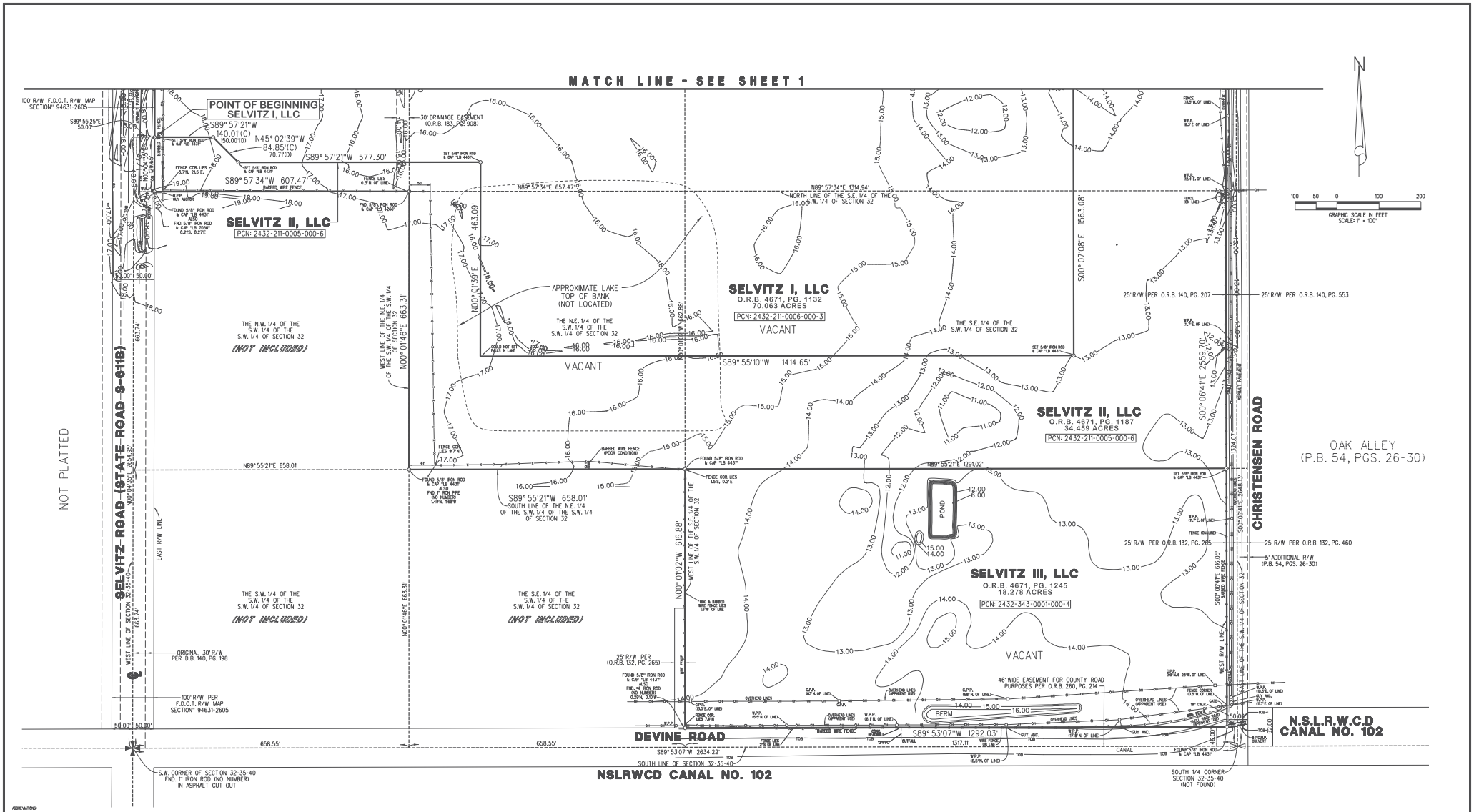

ABBREVIATIONS:
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C.W.B. = CORRESPONDING WRITTEN BOOK
C.M.I. = CONFLICT MANHOLE
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F.H. = FIRE HYDRANT
FND. = FOUND
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INV. = INVERT
I.R. = IRON ROD
L.B. = LICENSE BUSINESS
L.P. = LIGHT POLE
L.S. = LICENSE SURVEY
M.H. = MEASURED
MH = MANHOLE
M.H.W. = MEAN HIGH WATER
MON. = MONUMENT
N.S.L.R.W.C.D.=NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT
P.B. = PLAT BOOK
P.R.M. = PERMANENT REFERENCE MONUMENT
R.O.B. = RIGHT-OF-WAY
R.P. = REINFORCED CONCRETE PIPE
R.P.B. = ROAD PLAT BOOK
SIG = SURVEY
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TR = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
U.E. = UTILITY EASEMENT
WP = WOOD POLE
WUP = WOOD UTILITY POLE
WV = WATER VALVE

DATE:	REVISIONS:	BY:

LIDBERG LAND SURVEYING, INC.
LB4431
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

BOUNDARY SURVEY
SELVITZ ROAD PARCEL
PREPARED FOR:
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CAD.	K:\UST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN				
REF.					
FLD.	J.P.	FB.	PG.	JOB	13-040-101
OFF.	CASASUS	638	75-80	DATE	APRIL 16, 2013
CKD.	D.C.L.	SHEET 2	OF 2	DWG.	D13-040

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N
W E
S

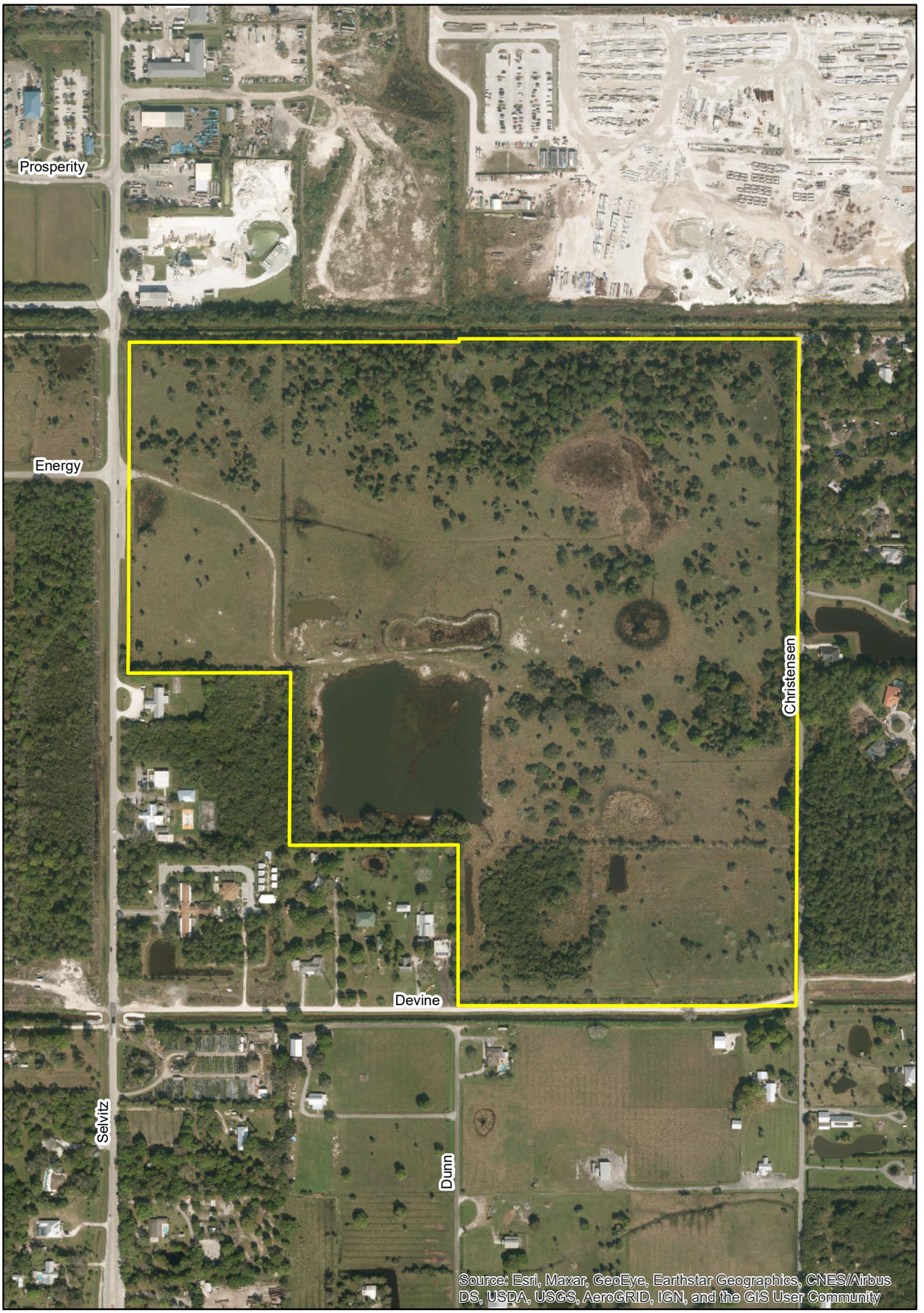
Symphony Lakes Neighborhood Map

Miles

0 0.125 0.25 0.5 0.75 1

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



N
W E
S

Symphony Lakes Aerial Map

Cotleur & Hearing

1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

Miles
0 0.05 0.1 0.2 0.3 0.4

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 4300 Selvitz Rd

Parcel ID #(s) 2432-343-0001-000-4; 2432-211-0005-000-6; 2432-211-0006-000-3

Project description Residential Single-family development

Application Type

☒ Site Plan ☐ Minor Site Plan ☐ Innovative Residential Development

☐ Minor Amendment ☐ Major Amendment ☐ Conditional Use w/New Construction

Site Information

Non-Residential: Proposed Sq. Ft.: 0 Site Acreage: 0

Residential: Proposed Units: 285 Proposed Sq. Ft.: 3540992.4 Site Acreage: 81.29 AC

Selvitz I - II - III LLC
Property Owner(s)

631 US Highway One, Suite 409
Street Address

North Palm Beach FL 33408
City State Zip

561-653-1104
Phone Number

ds@usrex.com
Email Address

Cotleur & Hearing
Applicant/Representative, Title, Company

1934 Commerce Ln, Ste 1
Street Address

Jupiter FL 33458
City State Zip

561-747-6336
Phone Number

dsorrow@cotleur-hearing.com
Email Address

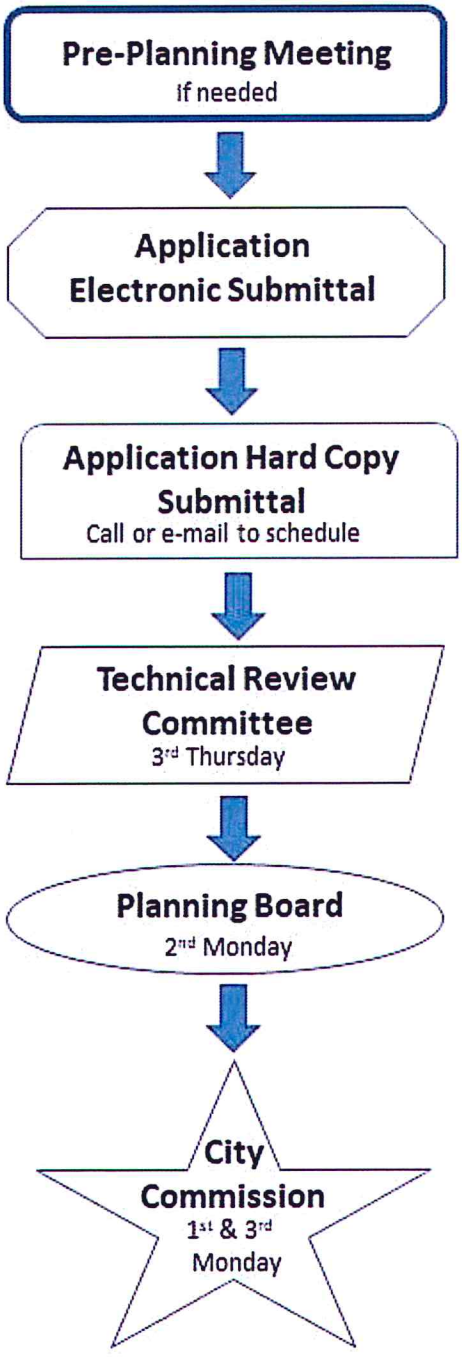
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Property Owner(s) Signature(s) *Date* 11/6/24

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

General Information

- **Incomplete application packets will not be accepted.**
- Appointments are required for application hard copy submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-

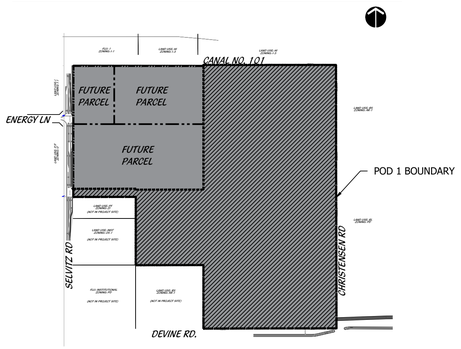


Site Plan submittal requirements:

Submit one (1) original, one (1) hard copy and one (1) Flash Drive of the following. Additional copies will be required of subsequent submittals.

- ❑ Complete application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Detailed project description
- ❑ General location map (see Section 125-313)
- ❑ Survey (see Section 125-313)
- ❑ Site Plan (see Section 125-313)
- ❑ Landscaping Plan (see Section 123-37)
- ❑ Conceptual Drainage Plan (see Section 125-313)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 125-313)
- ❑ Lighting Plan (see Section 125-313)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

VICINITY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

LANDSCAPE DATA

TOTAL POD 1 SITE AREA 4,596,578.78 S.F. (105 ACRES)

STREET TREE REQUIREMENTS	LENGTH	REQUIRED	PROVIDED
1 TREE PER 40' LF	9264.27	232	232
* 2 MIDSTORY TREES = 1 12' TREE			

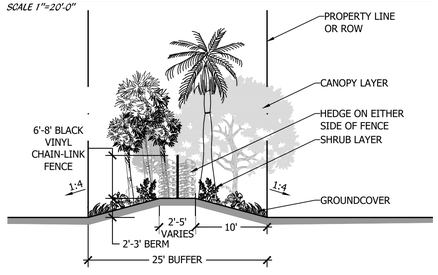
LANDSCAPE BUFFER REQUIREMENTS	LENGTH	REQUIRED	PROVIDED
NORTH (CANAL NO. 101) (1 TREE PER 30' LF)	1287.80	32	39
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		515	516
EAST (CHRISTENSEN RD) (1 TREE PER 30' LF)	2559.70	64	71
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		1024	1024
SOUTH (DIVINE RD) (1 TREE PER 30' LF)	1292.10	32	10
TOTAL SHRUBS (CONT. HEDGE 2 1/2' O.C.)		517	512

TYPICAL BUFFER PLANT LIST

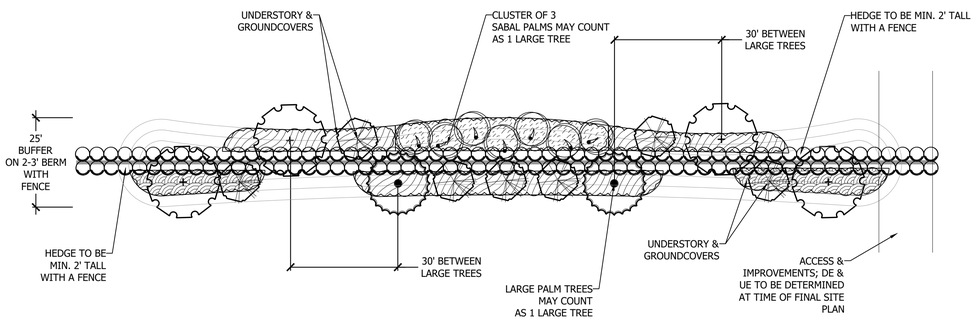
		BOTANICAL NAME	COMMON NAME	REMARKS
	TREES			
	LJ45	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	MULTI-STEM, LIMB UP 2.5`
	QV	QUERCUS VIRGINIANA	LIVE OAK	FULL CANOPY, 5` C.T. MIN.
	PALM TREES	BOTANICAL NAME	COMMON NAME	REMARKS
	RE	ROYSTONEA REGIA	ROYAL PALM	MATCHED, FLORIDA FANCY
	PALMS	BOTANICAL NAME	COMMON NAME	REMARKS
	SS2	SABAL PALMETTO	CURVED CABBAGE PALM	MIX S & C CURVED TRUNKS, SLICK, CHARACTER, UNIQUE CURVES
	SHRUBS	BOTANICAL NAME	COMMON NAME	REMARKS
	CLD7	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	FULL & THICK
	GROUND COVERS	BOTANICAL NAME	COMMON NAME	REMARKS
	CG	CHRYSOBALANUS ICACO `GREEN TIP`	COCOPLUM	FULL & THICK
	FG	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	FULL & THICK
	TF	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	FULL & THICK

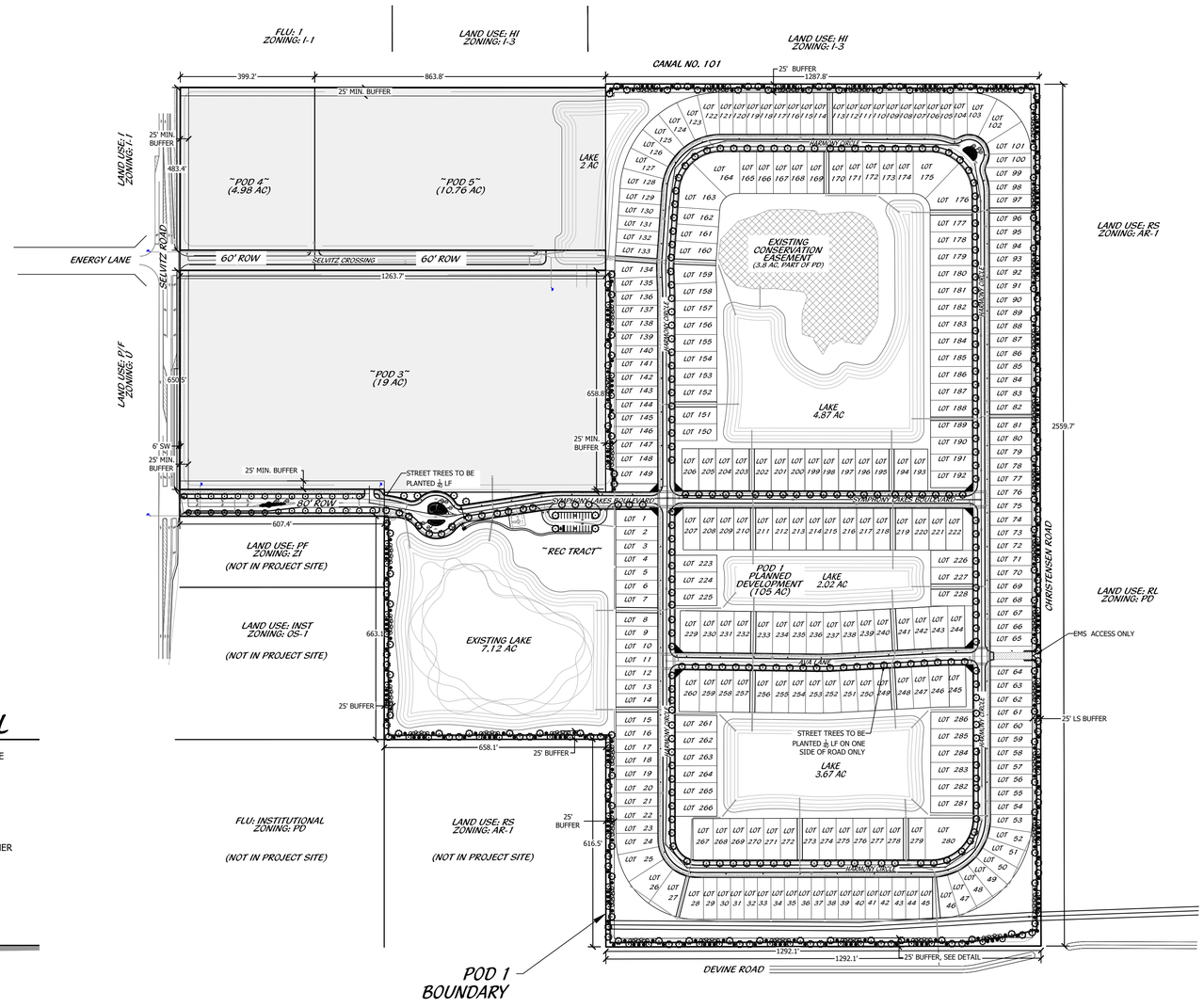
25' LANDSCAPE BUFFER TYPICAL

SCALE 1"=20'-0"



SCALE 1"=10'-0"





PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0" North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	09-19-25
REVISIONS	

SHEET LP1 OF 12

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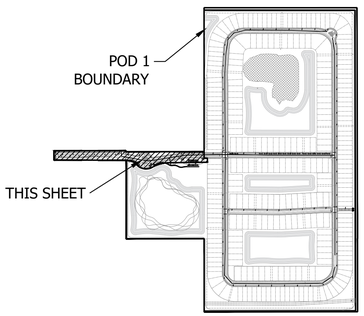
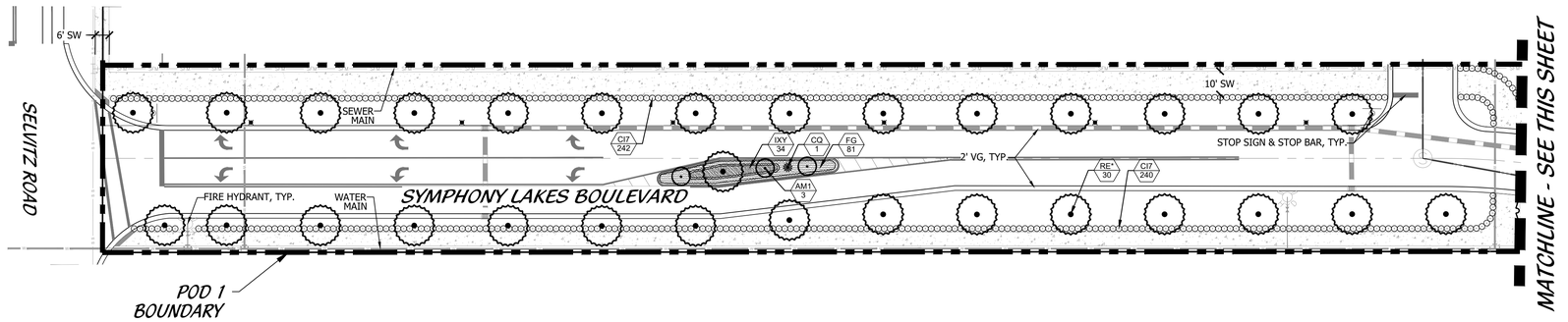
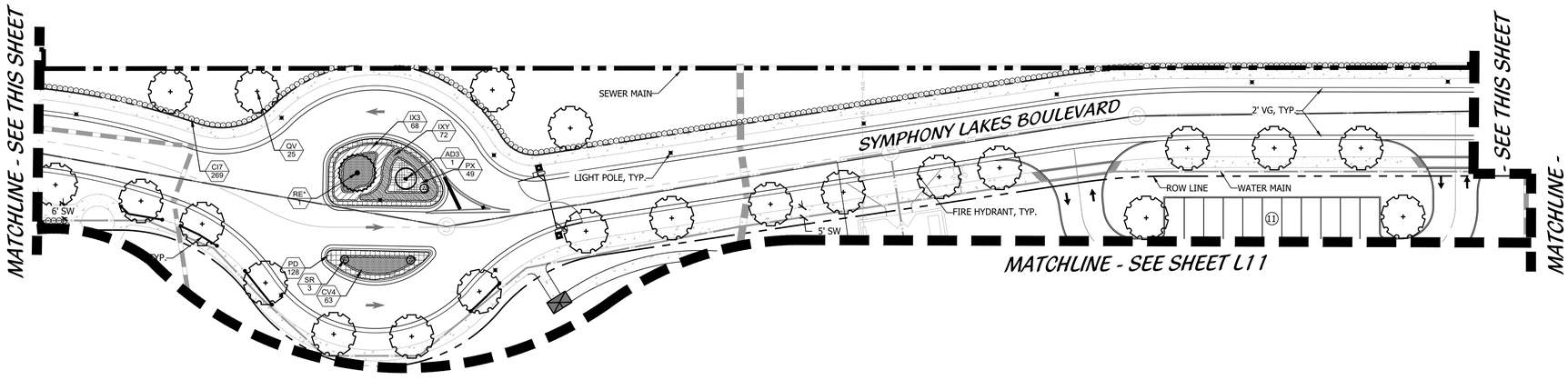
KEY MAP







LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET LP2 OF 12

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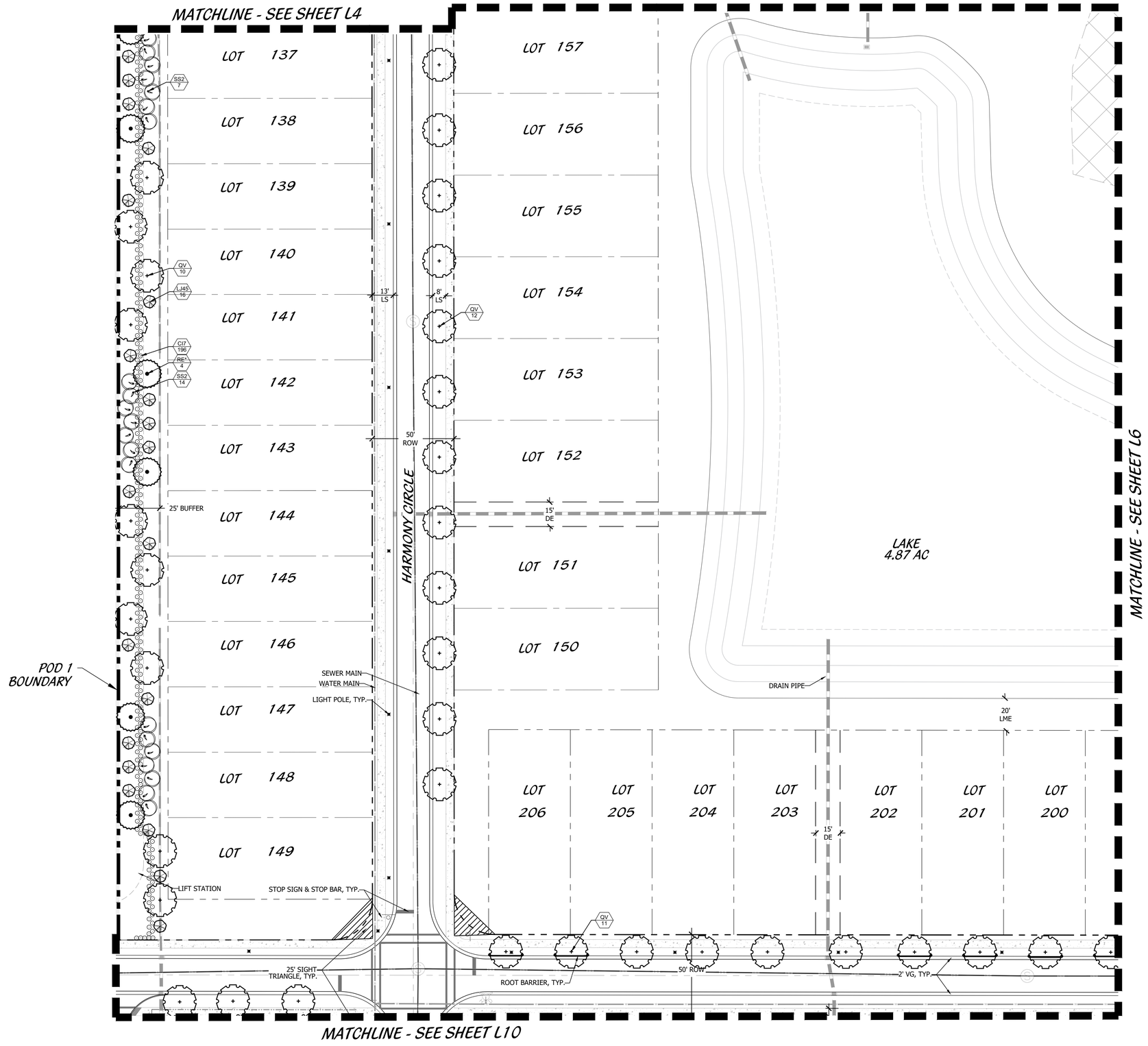

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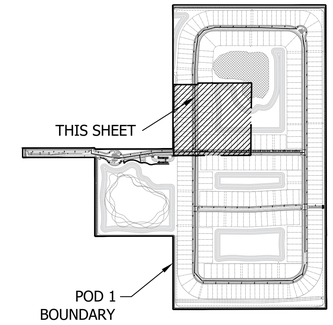

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

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North

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CANAL NO. 101

SS2 21 | RE* 6 | QV 13 | LI45 22 | CI7 267

POD 1 BOUNDARY

LAKE 2 AC

20' LME

LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117 | LOT 116 | LOT 115 | LOT 114

LOT 123 | LOT 124 | LOT 125 | LOT 126 | LOT 127 | LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 132 | LOT 133 | LOT 134 | LOT 135 | LOT 136

HARMONY CIRCLE

2' VG, TYP.

5' SW

QV 22

LOT 164 | LOT 165 | LOT 166 | LOT 167 | LOT 168 | LOT 169

15' DE

MATCHLINE - SEE SHEET L5

LIGHT POLE, TYP.

WATER MAIN

FIRE HYDRANT, TYP.

SEWER MAIN

LOT 163 | LOT 162 | LOT 161 | LOT 160 | LOT 159 | LOT 158

25' DE

15' DE

DRAIN PIPE

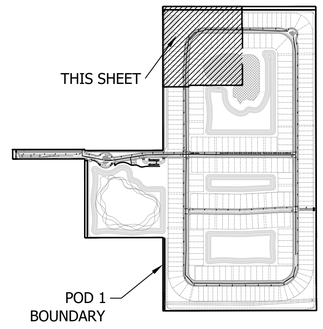
CI7 70 | QV 3 | LI45 7 | RE* 2

50' ROW

EXISTING CONSERVATION EASEMENT
(3.8 AC, PART OF PD)

MATCHLINE - SEE SHEET L3

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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CANAL NO. 101

SS2 42 | L46 42 | QV 24 | RE* 12 | CI7 508

LOT 113 | LOT 112 | LOT 111 | LOT 110 | LOT 109 | LOT 108 | LOT 107 | LOT 106 | LOT 105 | LOT 104 | LOT 103 | LOT 102 | LOT 101 | LOT 100 | LOT 99 | LOT 98 | LOT 97 | LOT 96 | LOT 95 | LOT 94 | LOT 93 | LOT 92 | LOT 91 | LOT 90

15' DE

HARMONY CIRCLE

2' VG, TYP

5' SW

STOP SIGN & STOP BAR, TYP.

IXY 62 | PT 73 | FG 67 | QV 23

CHRISTENSEN ROAD

POD 1 BOUNDARY

MATCHLINE - SEE SHEET L4

LOT 170 | LOT 171 | LOT 172 | LOT 173 | LOT 174 | LOT 175 | LOT 176 | LOT 177 | LOT 178 | LOT 179 | LOT 180 | LOT 181

20' LME

DRAIN PIPE

LAKE 4.87 AC

8' LS

13' LS

15' DE

15' DE

WATER MAIN

SEWER MAIN

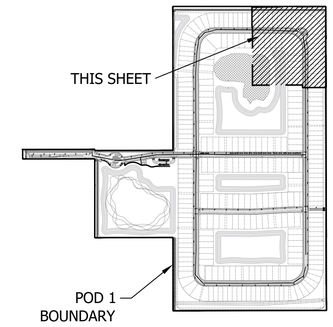
FIRE HYDRANT, TYP.

LIGHT POLE, TYP.

50' ROW

MATCHLINE - SEE SHEET L6

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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SHEET LP5 OF 12

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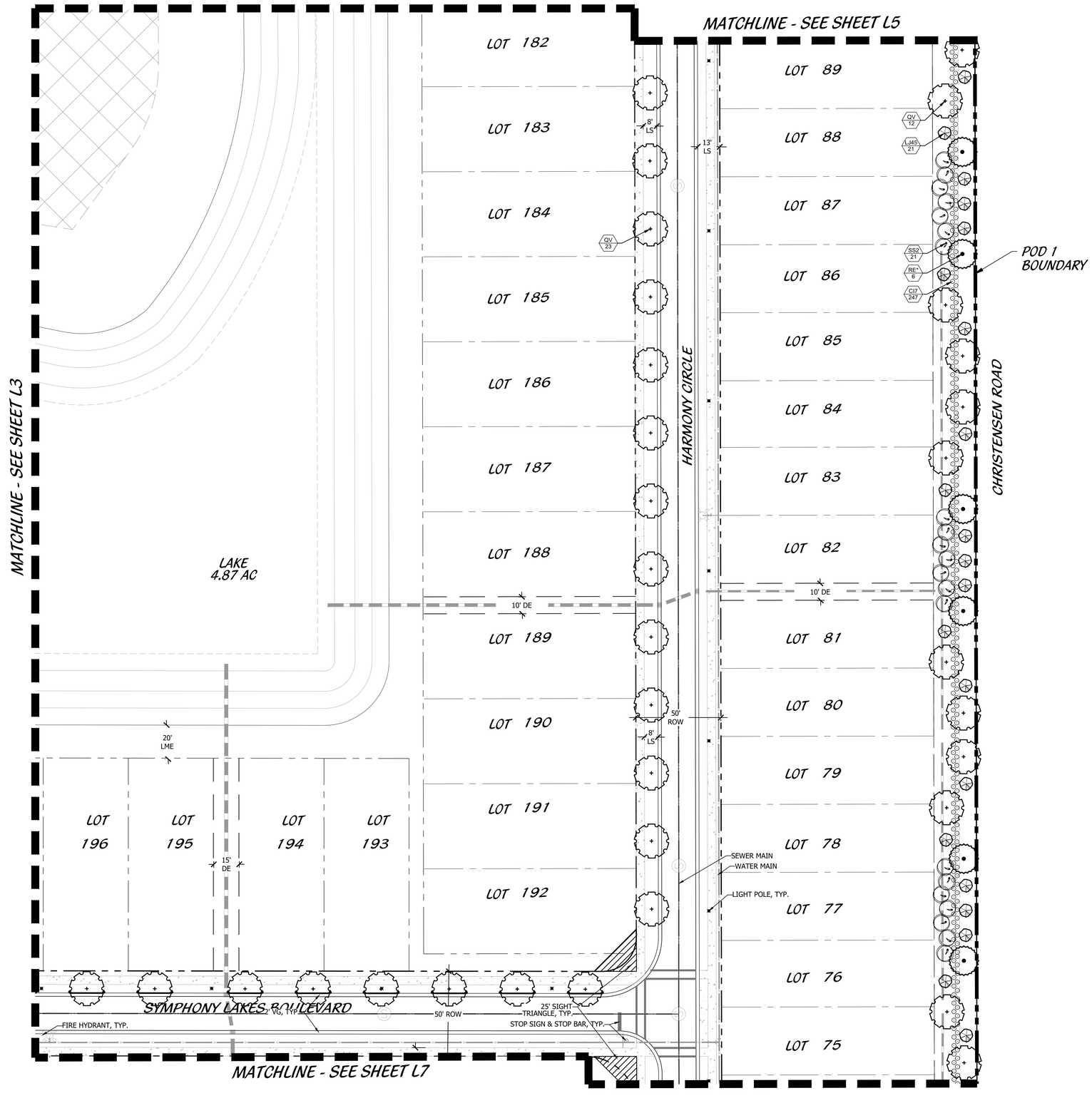

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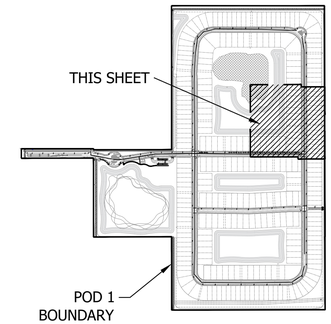

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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MATCHLINE - SEE SHEET L6

MATCHLINE - SEE SHEET L10

MATCHLINE - SEE SHEET L8

LOT 216 | LOT 217 | LOT 218 | LOT 219 | LOT 220 | LOT 221 | LOT 222

LOT 226

LOT 227

LOT 228

LAKE
2.02 AC

LOT 237 | LOT 238 | LOT 239 | LOT 240 | LOT 241 | LOT 242 | LOT 243 | LOT 244

LOT 252 | LOT 251 | LOT 250 | LOT 249 | LOT 248 | LOT 247 | LOT 246 | LOT 245

LOT 286

LOT 74 | LOT 73 | LOT 72 | LOT 71 | LOT 70 | LOT 69 | LOT 68 | LOT 67 | LOT 66 | LOT 65 | LOT 64 | LOT 63 | LOT 62 | LOT 61 | LOT 60

HARMONY CIRCLE

CHRISTENSEN ROAD

AVA LANE

5' SW

15' DE

20' LME

DRAIN PIPE

50.1' ROW

50' ROW

2' VG, TYP.

LIGHT POLE, TYP.

WATER MAIN

SEWER MAIN

FIRE HYDRANT, TYP.

25' SIGHT TRIANGLE, TYP.

STOP SIGN & STOP BAR, TYP.

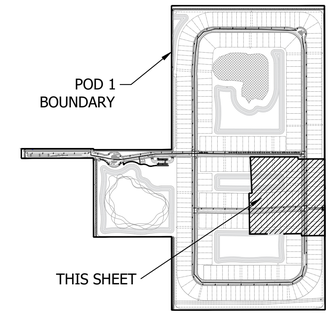
20' STABILIZED EMS

KNOX BOX FOR EMS ONLY

POD 1 BOUNDARY

QV 8 | LJ45 14 | SS2 14 | RE* 4 | CI7 178 | QV 10 | QV 16 | QV 5 | LJ45 7 | CI7 102 | SS2 7 | RE* 2

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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MATCHLINE - SEE SHEET L7

LAKE
3.67 AC

LOT 285
LOT 284
LOT 283
LOT 282
LOT 281
LOT 280
LOT 279
LOT 278
LOT 277
LOT 276
LOT 275
LOT 274

LOT 59
LOT 58
LOT 57
LOT 56
LOT 55
LOT 54
LOT 53
LOT 52
LOT 51
LOT 50
LOT 49
LOT 48
LOT 47
LOT 46
LOT 45
LOT 44
LOT 43
LOT 42
LOT 41
LOT 40
LOT 39
LOT 38

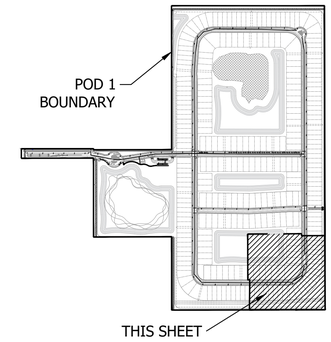
OV 19
20' LME
SEWER MAIN
WATER MAIN
FIRE HYDRANT, TYP.
DRAIN PIPE
15'
5' SW
2' VG, TYP.
LIGHT POLE, TYP.
50' ROW
15' DE
25' BUFFER
CI7 488
OV 22
LJ46 42
RE 12
SS2 42
FPL POWER LINES

HARMONY CIRCLE
CHRISTENSEN ROAD
DEVINE ROAD

POD 1 BOUNDARY

MATCHLINE - SEE SHEET L9

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
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MATCHLINE - SEE SHEET L10

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 262
LOT 263
LOT 264
LOT 265
LOT 266
LOT 267
LOT 268
LOT 269
LOT 270
LOT 271
LOT 272
LOT 273

LAKE
3.67 AC

5' SW
5' LS
8' LS

HARMONY CIRCLE

L45 41
QV 23
CI7 493
25' BUFFER
RE* 12
SS2 42
WATER MAIN
QV 18

20' LME
DRAIN PIPE
15' DE
5' SW
2' VG, TYP.
LIGHT POLE, TYP.
50' ROW
FIRE HYDRANT, TYP.
15' DE

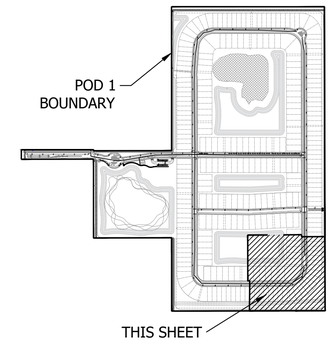
POD 1 BOUNDARY

MATCHLINE - SEE SHEET L8

FPL POWER LINES

DEVINE ROAD

KEY MAP



LEGEND

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LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
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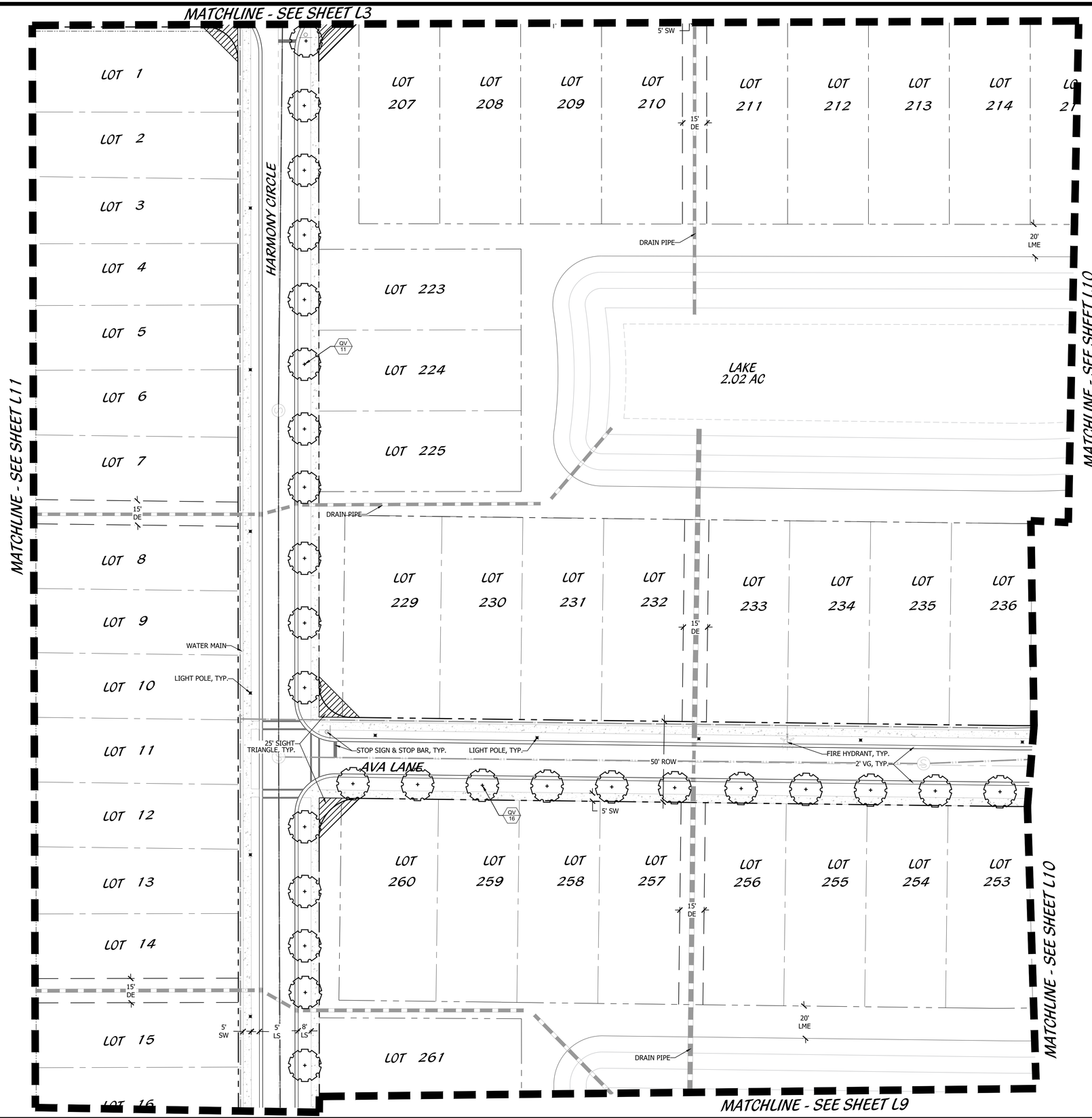
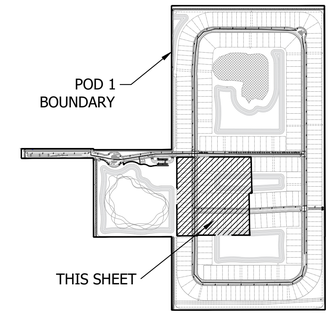


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0" North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	09-19-25
REVISIONS	

SHEET LP10 OF 12

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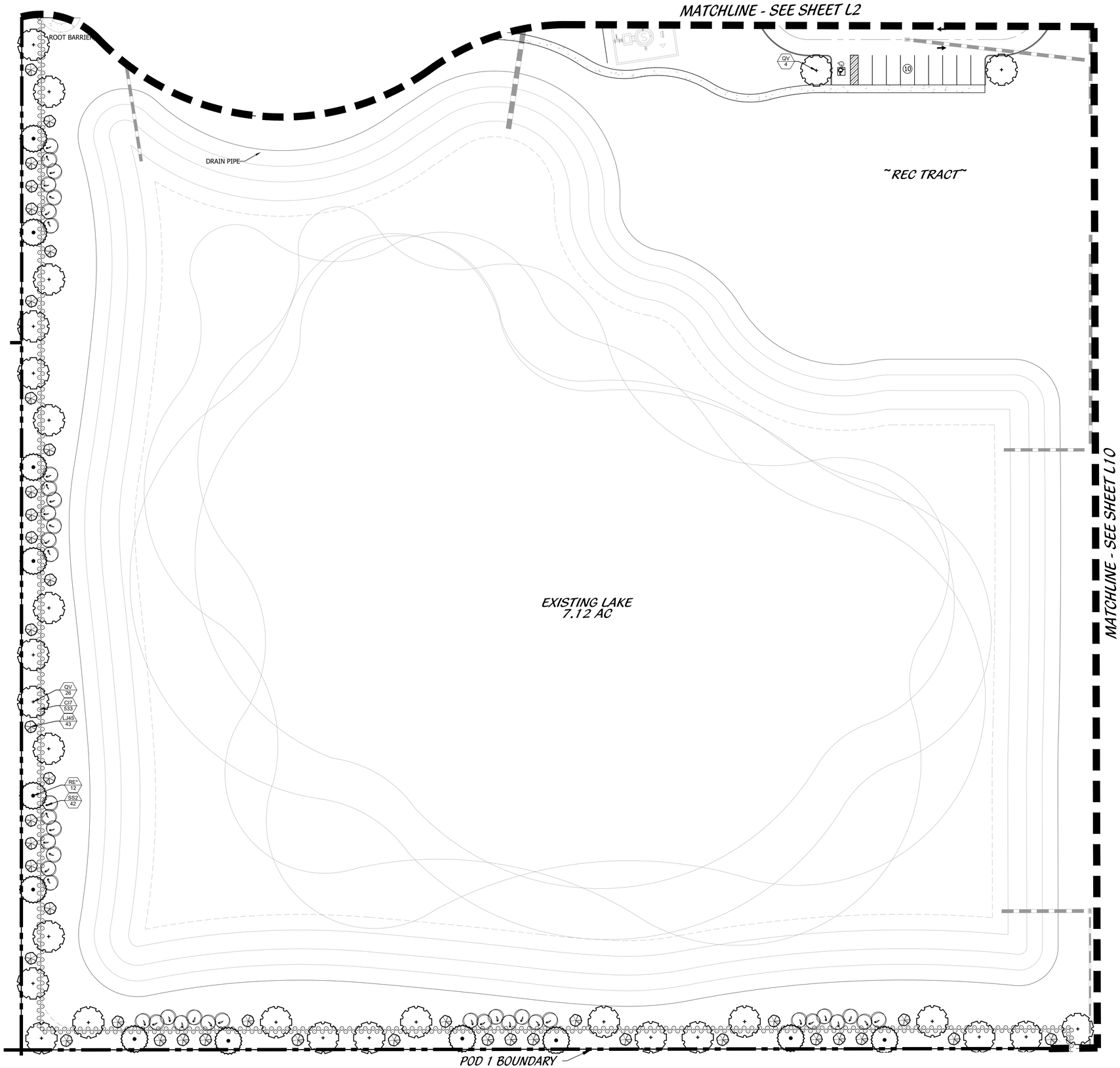
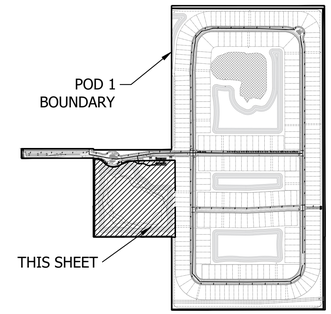


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

*NOTE:
SEPARATE SITE PLAN APPLICATION WILL BE SUBMITTED FOR AMENITY REC TRACT 1

PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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DESIGNED PRP
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SHEET LP11 OF 12

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE CODE (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF FORT PIERCE, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF THE CITY OF FORT PIERCE CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FORT PIERCE. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE CITY OF FORT PIERCE CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

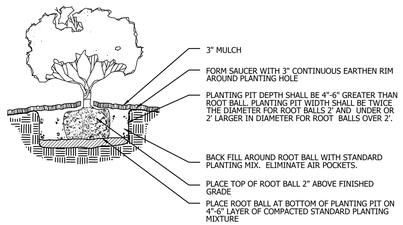
EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

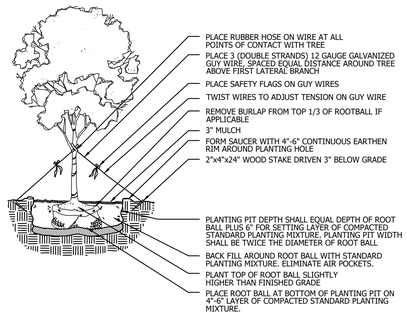
RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE TREE PLANTING DETAIL

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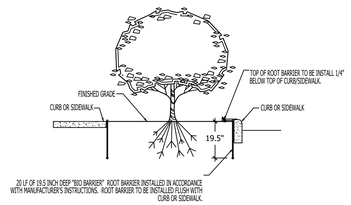
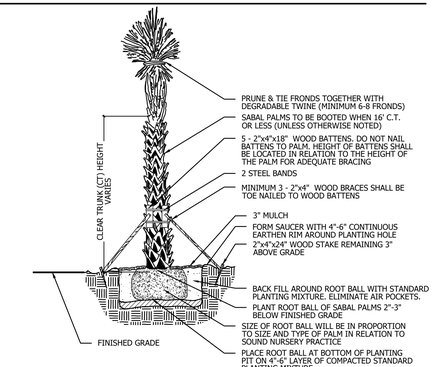


ROOT BARRIER DETAIL

SECTION VIEW

NTS



PALM PLANTING DETAIL

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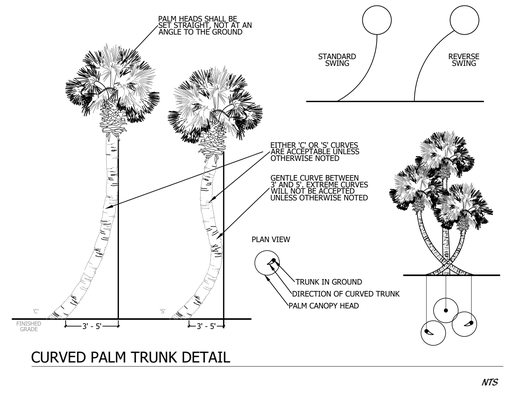
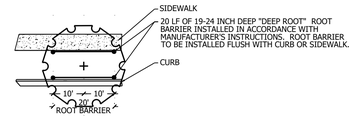


CURVED PALM TRUNK DETAIL

NTS



ROOT BARRIER DETAIL

PLAN VIEW

NTS

TYPICAL PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
TREES								
LJ45	255	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	MULTI TRUNK	7`-8` OA	N	MULTI-STEM, LIMB UP 2.5`
QV*	354	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	2.5" CAL	12`-14` OA	Y	FULL CANOPY, 5` C.T. MIN.
RE*	103	ROYSTONEA ELEGATA	ROYAL PALM	FIELD GROWN	N/A	18` O.A.	Y	FULL CANOPY, 12` GW
PALM TREES								
AD3	1	VEITCHIA MERRILLII	TRIPLE TRUNK CHRISTMAS PALM	15 GAL.	N/A	6` - 8` CT	N	TRIPLE STEM, FULL CANOPY, MATCHED
AM1	3	VEITCHIA MERRILLII	SINGLE TRUNK CHRISTMAS PALM	FIELD GROWN	N/A	10` CT	N	FULL CANOPY, SINGLE TRUNK, MATCHED
PALMS								
SS2*	252	SABAL PALMETTO	CURVED CABBAGE PALM	B & B	N/A	10`, 16`, 22` CT, STGG.	Y	MIX S & C CURVED TRUNKS, SLICK, CHARACTER, UNIQUE CURVES
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
SHRUBS								
CI7*	3,832	CHRYSOBALANUS ICACO `RED TIP`	RED TIP COCOPLUM	7 GAL	30" X 30"	2.5` O.C.	Y	FULL & THICK
CQ	1	CRINUM AUGUSTUM `QUEEN EMMA`	`QUEEN EMMA` CRINUM	15 GAL	3`-4` OA	AS	N	FULL & THICK
SR	3	STRELITZIA REGINAE	ORANGE BIRD OF PARADISE	7 GAL	36" X 24"	AS	N	FULL & THICK
GROUND COVERS								
CV4	63	CODIAEUM X `MAGNIFICENT`	MAGNIFICENT CROTON	7 GAL	30" X 30"	2.5` OC	N	FULL & THICK
FG	148	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	18" X 18"	2` OC	N	FULL & THICK
IX3	68	IXORA X `MAUI YELLOW`	YELLOW MAUI IXORA	3 GAL	18" X 20"	2` OC	N	FULL & THICK
IXY	168	IXORA X `NORA GRANT`	IXORA `NORA GRANT`	3 GAL	2` X 2`	2` OC	N	FULL & THICK
PX	49	PHILODENDRON X `XANADU`	XANADU PHILODENDRON	3 GAL	12"-15" HT	2` OC	N	FULL & THICK
PT	73	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	3 GAL.	2` X 2`	2` O.C.	N	FULL & THICK
PD	128	PODOCARPUS MACR. `PRINGLES` OR `META`	DWARF PODOCARPUS	3 GAL	18" X 18"	2` OC	N	FULL & THICK

SOD - ST. AUGUSTUNE 'FLORITAM' (TAKE OFF PROVIDED BY CONTRACTOR)

MULCH - CYPRESS

*DENOTES FLORIDA NATIVE PLANT MATERIAL

PLANNED DEVELOPMENT
FINAL LANDSCAPE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
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Lic# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	09-19-25
REVISIONS	

SHEET LP12 OF 12

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LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

December 4, 2024

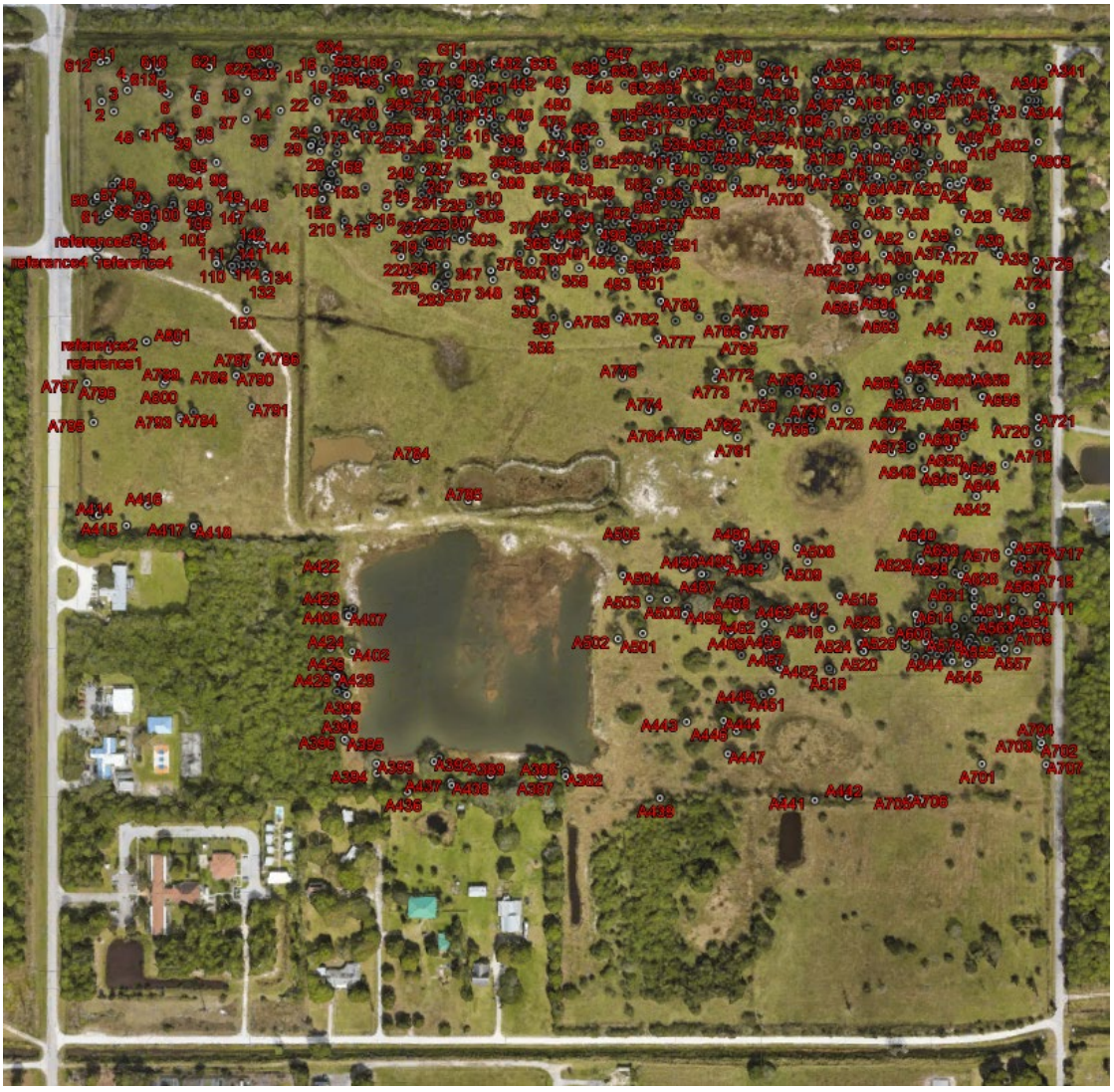
Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Tree Survey

Please see the tree coordinate points for each tree in the screenshot below and the tree data tables. An official tree survey is being prepared and will be provided at a later date.



Name	X	Y	Z	Description	Code & Attribute	
1	861850.3	1110883	-70.012	14 ft	5	cabbage palm
2	861882.2	1110857	-70.225	15 ft	5	cabbage palm
3	861917.7	1110912	-68.824	17 ft	5	cabbage palm
4	861913.3	1110942	-67.722	12 in	5	slash pine
5	862019	1110907	-70.087	14 ft	5	cabbage palm
6	862027.6	1110901	-64.575	13 ft	5	cabbage palm
7	862101.5	1110894	-66.636	12 ft	4	cabbage palm
8	862104.6	1110903	-66.101	11 in	4	slash pine
9	862109	1110892	-67.554	12 ft	4	cabbage palm
10	862188.7	1110905	-70.425	19 ft	5	cabbage palm
11	862197.7	1110891	-67.646	16 ft	5	cabbage palm
12	862197.6	1110893	-62.259	15 ft	5	cabbage palm
13	862232.2	1110908	-55.822	10 in	4	slash pine
14	862317.5	1110861	-67.62	24 in	4	slash pine
15	862399.5	1110958	-58.729	12 in	5	slash pine
16	862399.5	1110966	-58.581	27 in	4 two main	slash pine
17	862435.4	1110967	-56.754	15 ft	5	cabbage palm
18	862462.7	1110966	-48.663	18 ft	4	cabbage palm
19	862462.4	1110932	-45.176	20 ft	5	cabbage palm
20	862445.3	1110907	-67.456	14 ft	5	cabbage palm
21	862406.5	1110892	-69.772	15 ft	5	cabbage palm
22	862414.6	1110884	-70.353	14 ft	4	cabbage palm
23	862413.9	1110812	-70.838	12 ft	5	cabbage palm
24	862413.9	1110811	-70.848	12 ft	5	cabbage palm
25	862434.3	1110791	-60.382	15 ft	5	cabbage palm
26	862426.6	1110776	-71.54	15 ft	5	cabbage palm
27	862422.6	1110770	-55.3	15 ft	4	cabbage palm
28	862421.2	1110754	-69.68	13 ft	5	cabbage palm
29	862397.5	1110769	-76.704	14 ft	4	cabbage palm
30	862395.6	1110768	-69.887	15 ft	5	cabbage palm
31	862400.2	1110763	-67.003	14 ft	5	cabbage palm
32	862398.8	1110758	-71.367	15 ft	4	cabbage palm
33	862402.2	1110780	-67.574	18 ft	4	cabbage palm
34	862399.4	1110777	-61.232	18 ft	4	cabbage palm
35	862398.4	1110781	-63.801	12 ft	4	cabbage palm
36	862273	1110766	-66.291	12 ft	4	cabbage palm
37	862227.4	1110837	-70.074	12 ft	4	cabbage palm
38	862131.3	1110786	-63.922	11 in	3 bark	slash pine
39	862108.8	1110783	-64.132	15 ft	5	cabbage palm
40	862029.8	1110800	-69.31	23 ft	5	cabbage palm

41	862025.6	1110804	-69.739	15 ft	5	cabbage palm
42	862032.1	1110791	-68.706	14 ft	5	cabbage palm
43	862032.3	1110797	-68.64	13 ft	5	cabbage palm
44	862034.8	1110799	-67.682	14 ft	4	cabbage palm
45	862033.7	1110805	-67.236	22 ft	5	cabbage palm
46	862039.7	1110807	-66.331	16 ft	5	cabbage palm
47	862021.9	1110808	-68.863	13 ft	5	cabbage palm
48	861956.9	1110800	-68.44	13 ft	5	cabbage palm
49	861892	1110676	-65.418	10 in	4	slash pine
50	861879.2	1110665	-67.656	12 ft	4	cabbage palm
51	861879.9	1110660	-68.539	13 ft	4	cabbage palm
52	861893.9	1110663	-66.413	14 ft	5	cabbage palm
53	861827.7	1110622	-69.93	14 ft	5	cabbage palm
54	861833.2	1110625	-68.811	16 ft	5	cabbage palm
55	861838.4	1110628	-61.019	16 ft	5	cabbage palm
56	861838.9	1110636	-59.136	16 ft	5	cabbage palm
57	861879.9	1110625	-55.914	9 in	5	slash pine
58	861843.5	1110573	-70.92	20 ft	5	cabbage palm
59	861846.9	1110576	-69.29	22 ft	5	cabbage palm
60	861858.7	1110586	-67.731	22 ft	5	cabbage palm
61	861867.4	1110593	-65.979	20 ft	5	cabbage palm
62	861881	1110607	-67.416	24 in	5	cabbage palm
63	861903.4	1110585	-66.242	14 ft	4	cabbage palm
64	861907.3	1110588	-64.06	17 in	5	strangler fig
65	861926.5	1110596	-62.535	14 ft	5	cabbage palm
66	861932.6	1110594	-68.125	15 ft	5	cabbage palm
67	861948	1110613	-66.783	13 ft	5	cabbage palm
68	861944.3	1110630	-70.008	15 ft	5	cabbage palm
69	861949.4	1110631	-69.231	13 ft	5	cabbage palm
70	861969.8	1110633	-66.609	15 ft	5	cabbage palm
71	861989.7	1110604	-68.532	14 ft	5	cabbage palm
72	861984.5	1110602	-70.31	20 ft	4	cabbage palm
73	861965.4	1110617	-68.279	15 ft	5	cabbage palm
74	861988.4	1110586	-70.422	10 in	5	slash pine
75	861982.9	1110567	-68.699	13 ft	5	cabbage palm
76	861974.8	1110558	-69.611	13 ft	4	cabbage palm
77	861969.5	1110555	-65.979	14 ft	4	cabbage palm
78	861961.8	1110559	-68.735	13 ft	4	cabbage palm
79	861934.6	1110522	-69.211	14 ft	5	cabbage palm
80	861942	1110528	-68.719	14 ft	5	cabbage palm
81	861947.7	1110526	-66.685	15 ft	4	cabbage palm

82	861948.1	1110515	-66.481	15 ft	4	cabbage palm
83	861969	1110528	-65.671	14 ft	5	cabbage palm
84	861973	1110522	-65.819	15 ft	5	cabbage palm
85	861966.1	1110496	-64.982	12 ft	5	cabbage palm
86	861961.1	1110476	-63.981	14 ft	5	cabbage palm
87	861976	1110455	-69.346	12 ft	5	cabbage palm
88	862029.1	1110603	-67.669	15 ft	5	cabbage palm
89	862038.4	1110609	-59.388	15 ft	5	cabbage palm
90	862036.7	1110616	-56.682	12 ft	4	cabbage palm
91	862036.3	1110618	-57.948	13 ft	5	cabbage palm
92	862037.1	1110624	-57.328	12 ft	4	cabbage palm
93	862058.7	1110663	-68.955	12 ft	4	cabbage palm
94	862103.7	1110705	-66.839	20 ft	5	cabbage palm
95	862150.9	1110725	-58.384	12 ft	5	cabbage palm
96	862167.4	1110664	-65.317	14 ft	5	cabbage palm
97	862128.4	1110612	-64.513	13 ft	5	cabbage palm
98	862110.6	1110597	-65.323	15 ft	5	cabbage palm
99	862112.6	1110596	-60.678	15 ft	5	cabbage palm
100	862078	1110598	-62.072	14 ft	5	cabbage palm
101	862091.7	1110581	-64.67	15 ft	5	cabbage palm
102	862092.6	1110568	-65.582	16 ft	5	cabbage palm
103	862095.7	1110572	-65.284	15 ft	5	cabbage palm
104	862100.3	1110560	-68.65	14 ft	4	cabbage palm
105	862099.7	1110558	-67.498	14 ft	4	cabbage palm
106	862114.7	1110551	-68.296	15 ft	4	cabbage palm
107	862128.9	1110591	-69.848	15 ft	5	cabbage palm
108	862160.5	1110450	-69.989	16 ft	5	cabbage palm
109	862155.5	1110459	-69.165	15 ft	5	cabbage palm
110	862150.8	1110463	-68.817	15 ft	5	cabbage palm
111	862149.1	1110472	-69.871	13 ft	4	cabbage palm
112	862187.5	1110458	-64.68	16 ft	4	cabbage palm
113	862186.7	1110456	-65.52	12 ft	4	cabbage palm
114	862195	1110444	-61.76	13 ft	5	cabbage palm
115	862203	1110433	-58.634	14 ft	5	cabbage palm
116	862192.7	1110449	-56.642	14 ft	5	cabbage palm
117	862195	1110451	-55.809	14 ft	5	cabbage palm
118	862191.5	1110457	-53.027	16 ft	5	cabbage palm
119	862202.9	1110455	-66.682	15 ft	5	cabbage palm
120	862202	1110466	-67.859	15 ft	5	cabbage palm
121	862203.6	1110473	-69.795	17 ft	5	cabbage palm
122	862207.3	1110473	-67.272	16 ft	4	cabbage palm

123	862218.7	1110459	-70.215	18 ft	5	cabbage palm
124	862222.2	1110451	-70.441	18 ft	5	cabbage palm
125	862227	1110450	-73.509	15 ft	5	cabbage palm
126	862231.1	1110449	-72.636	13 ft	4	cabbage palm
127	862244.2	1110459	-69.982	19 ft	5	cabbage palm
128	862247.8	1110461	-68.214	13 ft	5	cabbage palm
129	862234.8	1110457	-69.168	20 ft	5	cabbage palm
130	862232.7	1110461	-70.934	15 ft	5	cabbage palm
131	862274.7	1110419	-72.203	15 ft	5	cabbage palm
132	862281	1110422	-71.941	15 ft	5	cabbage palm
133	862284.1	1110432	-71.901	14 ft	5	cabbage palm
134	862278.1	1110435	-70.163	15 ft	4	cabbage palm
135	862231	1110483	-63.762	17 ft	4	cabbage palm
136	862237.6	1110497	-69.424	16 ft	4	cabbage palm
137	862212.9	1110505	-67.187	16 ft	5	cabbage palm
138	862214.4	1110514	-68.726	17 ft	5	cabbage palm
139	862217.2	1110519	-68.991	15 ft	5	cabbage palm
140	862240.6	1110523	-68.89	18 ft	5	cabbage palm
141	862251.6	1110521	-65.084	15 ft	4	cabbage palm
142	862255.5	1110522	-64.939	17 ft	4	cabbage palm
143	862261.6	1110513	-68.863	14 ft	5	cabbage palm
144	862270.8	1110511	-67.233	16 ft	5	cabbage palm
145	862240.3	1110533	-70.363	14 ft	5	cabbage palm
146	862242.9	1110541	-70.707	18 ft	5	cabbage palm
147	862202.7	1110591	-69.647	14 ft	4	cabbage palm
148	862216.7	1110622	-68.099	14 ft	4	cabbage palm
149	862194.1	1110620	-65.792	12 ft	4	cabbage palm
150	862229.4	1110342	-70.074	12 ft	5	cabbage palm
151	862426.3	1110593	-71.823	15 ft	5	cabbage palm
152	862427.5	1110630	-70.927	13 ft	4	cabbage palm
153	862430.8	1110632	-70.5	14 ft	5	cabbage palm
154	862425.4	1110658	-71.285	12 ft	5	cabbage palm
155	862439.1	1110659	-70.658	12 ft	4	cabbage palm
156	862441.1	1110662	-70.333	20 ft	4	cabbage palm
157	862431.5	1110672	-67.964	13 ft	4	cabbage palm
158	862434.6	1110674	-67.289	13 ft	5	cabbage palm
159	862446.5	1110671	-64.277	17 ft	5	cabbage palm
160	862442.8	1110670	-64.818	20 ft	4	cabbage palm
161	862448.1	1110674	-64.063	14 ft	5	cabbage palm
162	862467.5	1110675	-70.96	12 ft	5	cabbage palm
163	862452.6	1110657	-69.424	21 ft	5	cabbage palm

164	862451.9	1110696	-67.095	15 ft	4	cabbage palm
165	862447.5	1110699	-65.97	15 ft	4	cabbage palm
166	862446.5	1110707	-70.599	13 ft	4	cabbage palm
167	862460.3	1110719	-63.696	18 ft	5	cabbage palm
168	862461.5	1110723	-70.635	16 ft	5	cabbage palm
169	862466.3	1110750	-70.061	14 ft	4	cabbage palm
170	862466.4	1110773	-60.103	24 ft	5	cabbage palm
171	862481.2	1110790	-54.972	16 in	5	slash pine
172	862517.2	1110799	-66.951	13 in	5	slash pine
173	862518.6	1110799	-68.719	12 ft	4	cabbage palm
174	862537.2	1110797	-66.032	14 ft	4	cabbage palm
175	862512.5	1110816	-62.495	17 ft	5	cabbage palm
176	862492.8	1110826	-69.008	24 ft	5	cabbage palm
177	862484.9	1110832	-65.766	20 ft	5	cabbage palm
178	862528.4	1110930	-71.065	11 in	5	slash pine
179	862524.7	1110940	-74.077	19 ft	5	cabbage palm
180	862527.5	1110945	-75.35	19 ft	4	cabbage palm
181	862514.6	1110952	-71.498	15 ft	5	cabbage palm
182	862489.7	1110983	-65.884	14 in	4	slash pine
183	862484.8	1110963	-57.069	14 ft	4	cabbage palm
184	862511.8	1110977	-68.092	15 ft	4	cabbage palm
185	862528.8	1110962	-65.284	15 ft	4	cabbage palm
186	862535.1	1110952	-65.094	17 ft	5	cabbage palm
187	862555.6	1110958	-69.139	16 ft	5	cabbage palm
188	862573.5	1110970	-76.376	15 ft	5	cabbage palm
189	862581.7	1110975	-64.556	15 ft	5	cabbage palm
190	862579.9	1110981	-68.473	18 ft	5	cabbage palm
191	862586.5	1110981	-71.291	16 ft	4	cabbage palm
192	862623.2	1110981	-64.798	18 ft	5	cabbage palm
193	862612.9	1110953	-57.636	14 ft	4	cabbage palm
194	862611.6	1110951	-54.598	10 in	4	slash pine
195	862600.3	1110945	-50.487	13 in	5	slash pine
196	862597.5	1110947	-51.153	14 ft	4	cabbage palm
197	862580.4	1110917	-34.146	15 ft	5	cabbage palm
198	862559.7	1110926	-27.079	14 ft	4	cabbage palm
199	862555.9	1110874	-9.411	16 ft	4	cabbage palm
200	862554.5	1110884	-4.936	15 ft	4	cabbage palm
201	862564.2	1110817	-55.579	14 ft	5	cabbage palm
202	862559.5	1110824	-62.364	18 ft	5	cabbage palm
203	862557.6	1110823	-68.187	13 ft	4	cabbage palm
204	862561.9	1110816	-67.581	14 ft	4	cabbage palm

205	862599.4	1110786	-68.693	15 ft	5	cabbage palm
206	862540.2	1110660	-68.689	12 in	5	cabbage palm
207	862504.3	1110720	-68.145	19 ft	5	cabbage palm
208	862525.6	1110725	-69.831	18 ft	5	cabbage palm
209	862485.9	1110575	-72.298	16 ft	5	cabbage palm
210	862486.2	1110560	-70.317	15 ft	5	cabbage palm
211	862529.1	1110562	-70.451	13 ft	5	cabbage palm
212	862534.9	1110561	-69.165	12 ft	5	cabbage palm
213	862577.2	1110557	-70.471	14 ft	5	cabbage palm
214	862553.9	1110583	-70.799	12 ft	5	cabbage palm
215	862595.4	1110611	-70.343	13 ft	5	cabbage palm
216	862632.6	1110623	-72.128	15 ft	4	cabbage palm
217	862636.9	1110621	-73.479	16 ft	5	cabbage palm
218	862643.9	1110548	-71.098	16 ft	5	cabbage palm
219	862652.4	1110540	-71.537	17 ft	5	cabbage palm
220	862633.6	1110480	-71.419	15 ft	5	cabbage palm
221	862661.7	1110568	-69.618	15 ft	5	cabbage palm
222	862669.5	1110565	-68.84	16 ft	5	cabbage palm
223	862688.7	1110573	-68.985	16 ft	5	cabbage palm
224	862702.6	1110622	-67.659	18 ft	4	cabbage palm
225	862687.1	1110640	-68.04	19 ft	5	cabbage palm
226	862686.1	1110651	-66.928	20 ft	5	cabbage palm
227	862634	1110651	-71.34	14 ft	5	cabbage palm
228	862629.5	1110664	-66.501	15 ft	5	cabbage palm
229	862654	1110681	-68.135	17 ft	5	cabbage palm
230	862698.5	1110666	-67.249	12 ft	5	cabbage palm
231	862708	1110653	-59.267	16 in	4	slash pine
232	862705.4	1110638	-65.126	15 ft	4	cabbage palm
233	862707.6	1110636	-61.783	14 ft	4	cabbage palm
234	862712.8	1110638	-59.569	15 ft	5	cabbage palm
235	862734.1	1110623	-67.925	18 ft	4	cabbage palm
236	862744.4	1110658	-68.676	17 ft	5	cabbage palm
237	862741.9	1110693	-66.393	14 ft	4	cabbage palm
238	862704.6	1110680	-63.499	11 in	5	slash pine
239	862713.9	1110668	-64.661	14 in	4	slash pine
240	862691.5	1110707	-66.439	17 in	5	slash pine
241	862697.5	1110715	-66.248	12 in	4	slash pine
242	862664.5	1110703	-64.392	11 in	5	slash pine
243	862647.9	1110738	-70.258	16 ft	5	cabbage palm
244	862714.8	1110715	-64.362	36 in	5	laurel oak
245	862716.7	1110711	-64.588	20 ft	4	cabbage palm

246	862805.3	1110675	-68.991	20 ft	4	cabbage palm
247	862793.1	1110672	-68.096	20 ft	4	cabbage palm
248	862746	1110761	-45.579	10 in	5	slash pine
249	862744.7	1110776	-68.45	12 in	5	slash pine
250	862722.1	1110796	-67.167	17 in	3 bb	slash pine
251	862740.7	1110792	-70.153	12 in	4	slash pine
252	862705.9	1110764	-65.179	17 ft	5	cabbage palm
253	862648.8	1110782	-66.281	12 ft	4	cabbage palm
254	862623.1	1110774	-67.981	13 ft	4	cabbage palm
255	862619.2	1110809	-70.763	15 ft	5	cabbage palm
256	862638.7	1110797	-63.099	10 in	5	slash pine
257	862638.5	1110812	-62.174	27 in	4	laurel oak
258	862618	1110824	-67.751	20 ft	5	cabbage palm
259	862605.2	1110850	-68.47	20 ft	4	cabbage palm
260	862597.5	1110861	-64.838	17 ft	4	cabbage palm
261	862607.3	1110865	-63.473	20 ft	5	cabbage palm
262	862626.7	1110866	-64.332	13 ft	5	cabbage palm
263	862630.8	1110908	-74.913	32 in	3 rot inclusion	laurel oak
264	862645	1110901	-63.863	17 ft	4	cabbage palm
265	862641.3	1110911	-61.6	12 ft	5	cabbage palm
266	862697.4	1110984	-69.365	11 in	4	slash pine
267	862691.4	1110960	-67.82	14 ft	4	cabbage palm
268	862692.6	1110956	-67.676	16 ft	4	cabbage palm
269	862693.7	1110956	-68.424	12 in	3 disease	slash pine
270	862692.2	1110939	-76.127	15 ft	4	cabbage palm
271	862695.2	1110935	-67.065	10 in	5	slash pine
272	862696.2	1110914	-64.437	18 ft	4	cabbage palm
273	862714.1	1110931	-66.173	13 ft	5	cabbage palm
274	862711.8	1110932	-69.401	9 in	5	slash pine
275	862721.1	1110936	-67.987	11 in	4	slash pine
276	862726.3	1110933	-62.4	13 ft	5	cabbage palm
277	862770.2	1110978	-68.161	15 ft	5	cabbage palm
278	862715	1110837	-64.874	16 in	4	slash pine
279	862656.9	1110433	-69.769	12 ft	5	cabbage palm
280	862681.6	1110446	-69.119	23 in	4 two main	slash pine
281	862697.7	1110461	-68.371	17 ft	5	cabbage palm
282	862678.3	1110490	-64.638	18 ft	5	cabbage palm
283	862723.9	1110403	-55.589	13 ft	5	cabbage palm
284	862732	1110412	-55.445	17 ft	5	cabbage palm
285	862743.6	1110408	-70.238	19 ft	5	cabbage palm
286	862750	1110409	-69.083	17 ft	5	cabbage palm

287	862746.3	1110390	-60.707	12 ft	4	cabbage palm
288	862756.8	1110434	-55.392	14 ft	4	cabbage palm
289	862751.8	1110432	-51.872	14 ft	3 vines	cabbage palm
290	862724.6	1110458	-48.407	16 ft	5	cabbage palm
291	862752.2	1110458	-42.325	20 ft	5	cabbage palm
292	862739	1110509	-72.121	22 ft	5	cabbage palm
293	862709.9	1110510	-70.258	14 ft	5	cabbage palm
294	862695.2	1110516	-70.14	21 ft	5	cabbage palm
295	862704.3	1110524	-66.957	15 in	4	slash pine
296	862682.8	1110496	-66.061	17 ft	4	cabbage palm
297	862727.6	1110554	-68.319	16 ft	5	cabbage palm
298	862736	1110530	-70.33	17 ft	4	cabbage palm
299	862737.1	1110539	-71.747	17 ft	4	cabbage palm
300	862773.8	1110530	-70.077	19 ft	5	cabbage palm
301	862791.8	1110524	-67.495	13 in	4	slash pine
302	862794.2	1110527	-67.676	23 ft	5	cabbage palm
303	862812.5	1110534	-70.97	15 ft	4	cabbage palm
304	862791.4	1110551	-60.56	12 in	5	slash pine
305	862789	1110569	-71.242	15 ft	4	cabbage palm
306	862749	1110548	-51.668	22 ft	5	cabbage palm
307	862855	1110578	-68.401	14 ft	5	cabbage palm
308	862833.8	1110596	-66.393	16 ft	4	cabbage palm
309	862887.5	1110583	-71.918	15 ft	4	cabbage palm
310	862873.8	1110617	-70.012	15 ft	4	cabbage palm
311	862811.6	1110615	-66.314	16 ft	4	cabbage palm
312	862808.6	1110749	-74.182	16 ft	4	cabbage palm
313	862796.9	1110756	-66.534	16 in	4	slash pine
314	862767.2	1110776	-69.572	12 ft	5	cabbage palm
315	862791.8	1110789	-64.001	11 in	4	slash pine
316	862785.3	1110813	-65.714	17 in	4 two main	slash pine
317	862749.2	1110833	-79.336	15 ft	4	cabbage palm
318	862737	1110849	-62.256	24 ft	5	cabbage palm
319	862769.7	1110863	-59.067	28 in	4	laurel oak
320	862733.3	1110880	-59.926	15 ft	4	cabbage palm
321	862754.5	1110893	-66.554	16 ft	5	cabbage palm
322	862752.4	1110888	-62.147	18 ft	5	cabbage palm
323	862787.8	1110884	-69.756	22 ft	5	cabbage palm
324	862785	1110887	-65.694	11 in	5	slash pine
325	862785.2	1110892	-69.116	12 in	5	slash pine
326	862807.1	1110857	-72.817	11 in	4	slash pine
327	862807	1110846	-71.094	16 in	4	slash pine

328	862796.2	1110827	-59.378	10 in	4	slash pine
329	862786.3	1110828	-71.275	13 ft	4	cabbage palm
330	862790.2	1110836	-67.777	15 ft	5	cabbage palm
331	862789.5	1110846	-69.884	15 ft	5	cabbage palm
332	862788.4	1110864	-77.433	16 ft	5	cabbage palm
333	862769.4	1110904	-71.832	16 ft	5	cabbage palm
334	862781.3	1110907	-71.094	16 ft	5	cabbage palm
335	862768.2	1110908	-69.047	14 ft	5	cabbage palm
336	862766.8	1110915	-72.813	17 ft	5	cabbage palm
337	862771.9	1110926	-73.991	12 in	4	slash pine
338	862746.5	1110932	-77.279	12 in	4	slash pine
339	862745.3	1110929	-72.259	10 in	5	slash pine
340	862748.2	1110919	-70.461	17 ft	5	cabbage palm
341	862682.5	1110885	-66.344	10 in	5	slash pine
342	862682.2	1110863	-63.243	24 ft	5	cabbage palm
343	862682.4	1110852	-64.073	13 in	4	slash pine
344	862694.9	1110849	-69.579	19 ft	5	cabbage palm
345	862670.6	1110858	-71.301	18 ft	5	cabbage palm
346	862867.6	1110442	-71.603	13 ft	5	cabbage palm
347	862868.3	1110445	-71.166	10 in	5	slash pine
348	862873.9	1110421	-71.216	12 in	4	slash pine
349	862970.1	1110377	-71.475	20 ft	4	cabbage palm
350	862968.8	1110373	-71.481	13 ft	4	cabbage palm
351	862976.4	1110370	-70.418	22 ft	5	cabbage palm
352	862970.6	1110367	-71.98	19 ft	5	cabbage palm
353	862981.1	1110370	-71.593	14 ft	5	cabbage palm
354	862973.8	1110359	-70.983	21 ft	5	cabbage palm
355	863011.2	1110278	-72.42	15 in	5	slash pine
356	863032.9	1110323	-72.731	11 in	5	slash pine
357	863071.2	1110304	-74.04	12 in	5	slash pine
358	863099.5	1110451	-71.567	11 in	5	slash pine
359	863037.3	1110432	-67.453	13 in	4	slash pine
360	863036.8	1110448	-69.316	10 in	4	slash pine
361	863050.6	1110505	-71.114	17 ft	5	cabbage palm
362	863051.3	1110514	-68.263	20 ft	5	cabbage palm
363	863049.3	1110520	-67.872	13 in	3 rot	slash pine
364	863053.3	1110524	-68.178	16 ft	5	cabbage palm
365	863048.3	1110524	-65.789	16 ft	5	cabbage palm
366	863041.7	1110509	-58.896	12 ft	5	cabbage palm
367	863028.7	1110524	-52.63	13 in	4	slash pine
368	863033.3	1110532	-37.758	16 ft	5	cabbage palm

369	862998.8	1110515	-26.747	20 ft	5	cabbage palm
370	862999.9	1110522	-20.163	23 in	4	slash pine
371	862994.1	1110524	-66.462	13 ft	5	cabbage palm
372	862986	1110534	-65.694	22 ft	5	cabbage palm
373	862982.6	1110541	-63.388	15 ft	5	cabbage palm
374	862974.4	1110542	-61.475	12 ft	5	cabbage palm
375	862944.4	1110490	-70.379	18 ft	4	cabbage palm
376	862976	1110471	-69.424	13 ft	4	cabbage palm
377	863010.1	1110565	-70.786	14 ft	4	cabbage palm
378	863042.1	1110592	-67.866	12 ft	5	cabbage palm
379	863024.4	1110633	-72.892	15 in	4	slash pine
380	863018.9	1110628	-70.559	14 ft	3 vines	cabbage palm
381	863052.8	1110638	-67.587	13 in	4	slash pine
382	863067.8	1110630	-65.468	12 ft	5	cabbage palm
383	863089.2	1110683	-66.911	13 ft	5	cabbage palm
384	863092.2	1110683	-67.482	13 ft	3 vines	cabbage palm
385	863046.4	1110715	-67.088	22 in	4	strangler fig
386	863044.8	1110703	-69.743	14 ft	4	cabbage palm
387	863002.1	1110725	-70.149	14 ft	4	cabbage palm
388	862933.2	1110708	-69.303	13 in	3 vines	slash pine
389	862928.5	1110723	-69.116	14 ft	4	cabbage palm
390	862924.8	1110727	-67.479	10 in	4	slash pine
391	862908.9	1110717	-67.41	12 ft	4	cabbage palm
392	862881.1	1110691	-69.027	14 ft	4	cabbage palm
393	862898.7	1110728	-69.428	17 ft	5	cabbage palm
394	862949.2	1110755	-68.128	15 ft	4	cabbage palm
395	862942.5	1110759	-68.227	18 ft	4	cabbage palm
396	862909.7	1110761	-70.553	20 ft	4	cabbage palm
397	862916.7	1110791	-70.455	9 in	3 bb	slash pine
398	862885.6	1110790	-70.369	11 in	4	slash pine
399	862882.7	1110793	-68.184	12 in	5	slash pine
400	862894.6	1110794	-66.206	16 in	4	slash pine
401	862884.4	1110806	-69.736	12 in	4	slash pine
402	862880	1110810	-66.189	11 in	4	slash pine
403	862875.1	1110812	-68.122	10 in	4	slash pine
404	862873.5	1110821	-67.19	13 ft	4	cabbage palm
405	862877.8	1110823	-70.471	12 ft	5	cabbage palm
406	862949.1	1110831	-72.715	14 in	3 bb	slash pine
407	862952.1	1110815	-73.365	14 ft	4	cabbage palm
408	862956	1110833	-70.809	13 ft	4	cabbage palm
409	862897.4	1110841	-69.93	17 in	3 bb vines	slash pine

410	862887.2	1110842	-71.229	12 in	3 bb vines	slash pine
411	862863.6	1110840	-62.315	11 in	5	slash pine
412	862865.1	1110856	-68.512	13 in	4	slash pine
413	862845.7	1110856	-67.531	10 in	4	slash pine
414	862848.7	1110837	-63.388	16 ft	5	cabbage palm
415	862843.5	1110829	-65.172	18 ft	5	cabbage palm
416	862850.4	1110878	-73.778	15 in	4	slash pine
417	862844.9	1110886	-66.419	14 ft	3 vines	cabbage palm
418	862826.3	1110931	-66.111	10 in	4	slash pine
419	862821.9	1110945	-66.796	14 ft	4	cabbage palm
420	862837.8	1110930	-62.876	13 in	4	slash pine
421	862842.5	1110928	-67.909	16 ft	4	cabbage palm
422	862842.5	1110948	-73.88	13 ft	4	cabbage palm
423	862846	1110965	-68.391	12 in	5	slash pine
424	862821.6	1110978	-70.861	9 in	4	slash pine
425	862792.8	1110951	-68.125	18 ft	4	cabbage palm
426	862785.2	1110942	-70.491	11 in	4	slash pine
427	862786.2	1110928	-72.909	18 ft	5	cabbage palm
428	862867.9	1110988	-72.01	15 ft	5	cabbage palm
429	862869.5	1110984	-69.182	19 ft	5	cabbage palm
430	862861.6	1110981	-67.518	12 ft	4	cabbage palm
431	862878	1110986	-65.038	16 ft	5	cabbage palm
432	862878.5	1110992	-63.483	17 ft	5	cabbage palm
433	862877	1110973	-61.281	11 in	3 vine	slash pine
434	862906.2	1110955	-59.3	16 ft	4	cabbage palm
435	862854.1	1110920	-58.302	14 in	4	slash pine
436	862880.5	1110883	-54.72	9 in	3 bark	slash pine
437	862881.7	1110887	-53.749	13 in	5	slash pine
438	862891.3	1110888	-52.607	12 in	3 bark	slash pine
439	862957.1	1110937	-70.274	17 in	4	slash pine
440	862959.5	1110962	-75.733	16 in	4	slash pine
441	862961.9	1110963	-74.67	20 ft	4	cabbage palm
442	862962	1110964	-73.981	15 ft	4	cabbage palm
443	862936.6	1110948	-68.082	14 ft	4	cabbage palm
444	862941.2	1110909	-68.22	12 in	5	slash pine
445	863093.9	1110489	-69.782	16 ft	5	cabbage palm
446	863081.8	1110522	-67.308	18 ft	4	cabbage palm
447	863101.1	1110517	-63.539	18 ft	5	cabbage palm
448	863095.7	1110543	-54.605	30 in	4	laurel oak
449	863106.3	1110557	-51.888	12 ft	5	cabbage palm
450	863112.3	1110551	-51.18	13 ft	5	cabbage palm

451	863111	1110555	-43.329	21 ft	5	cabbage palm
452	863103.2	1110567	-36.721	21 ft	5	cabbage palm
453	863102.5	1110565	-29.119	13 ft	5	cabbage palm
454	863116.6	1110565	-19.228	12 ft	5	cabbage palm
455	863070.6	1110594	-79.132	19 ft	5	cabbage palm
456	863074.7	1110593	-75.789	21 ft	5	cabbage palm
457	863111.4	1110728	-73.873	15 in	4	slash pine
458	863112.8	1110715	-71.629	13 ft	5	cabbage palm
459	863109.6	1110749	-69.808	15 in	5	slash pine
460	863120.1	1110757	-73.082	12 ft	5	cabbage palm
461	863153.9	1110777	-70.878	15 in	5	slash pine
462	863126.1	1110798	-72.692	26 ft	5	cabbage palm
463	863122.8	1110804	-70.313	12 in	4	slash pine
464	863103.8	1110811	-70.619	12 ft	5	cabbage palm
465	863093.1	1110809	-70.12	13 ft	5	cabbage palm
466	863099.9	1110804	-75.461	27 ft	5	cabbage palm
467	863110.7	1110792	-79.237	16 in	5	slash pine
468	863096.8	1110761	-71.554	16 ft	5	cabbage palm
469	863052.9	1110749	-74.871	17 in	4	slash pine
470	863064	1110734	-73.411	16 ft	5	cabbage palm
471	863060.3	1110760	-70.904	14 ft	5	cabbage palm
472	863058.9	1110755	-66.304	14 ft	5	cabbage palm
473	863046.6	1110789	-71.291	26 ft	5	cabbage palm
474	863055.5	1110793	-68.161	26 ft	5	cabbage palm
475	863041.8	1110816	-73.453	21 ft	5	cabbage palm
476	863026	1110811	-61.79	16 in	3 bark vines bb	slash pine
477	863038.8	1110801	-67.256	23 ft	5	cabbage palm
478	863036.1	1110800	-71.655	9 in	5	strangler fig
479	863032.7	1110795	-73.082	25 ft	4	cabbage palm
480	863053.9	1110912	-74.933	17 ft	4	cabbage palm
481	863055.4	1110918	-78.181	18 ft	5	cabbage palm
482	863055.1	1110916	-73.496	14 in	3 bb vines	slash pine
483	863211.2	1110444	-71.695	12 in	5	slash pine
484	863218	1110475	-72.341	16 ft	4	cabbage palm
485	863200.6	1110478	-70.937	15 ft	5	cabbage palm
486	863191.8	1110502	-69.526	19 ft	5	cabbage palm
487	863189	1110500	-68.942	12 in	5	slash pine
488	863178.9	1110492	-66.997	22 ft	5	cabbage palm
489	863170.5	1110507	-65.34	22 ft	5	cabbage palm
490	863155.1	1110496	-63.253	19 ft	5	cabbage palm
491	863154.4	1110498	-61.655	12 ft	4	cabbage palm

492	863156.6	1110508	-60.268	19 ft	5	cabbage palm
493	863159.2	1110513	-58.758	13 in	4	slash pine
494	863171	1110521	-55.596	18 ft	5	cabbage palm
495	863172.4	1110527	-53.424	18 ft	5	cabbage palm
496	863181	1110539	-48.073	15 in	4	slash pine
497	863169.7	1110552	-48.617	23 ft	5	cabbage palm
498	863153.9	1110545	-49.296	12 ft	4	cabbage palm
499	863150.2	1110560	-70.517	18 ft	4	cabbage palm
500	863193.7	1110574	-70.208	17 in	4 two main	slash pine
501	863188.7	1110564	-67.685	22 ft	5	cabbage palm
502	863210	1110578	-65.1	25 in	4 two main	slash pine
503	863232	1110569	-66.429	15 in	4	slash pine
504	863216.2	1110538	-67.964	9 in	4	slash pine
505	863231.5	1110566	-63.781	12 ft	4	cabbage palm
506	863232.8	1110566	-61.803	12 ft	4	cabbage palm
507	863247.2	1110587	-67.397	19 ft	4	cabbage palm
508	863179.7	1110619	-59.516	22 ft	4	cabbage palm
509	863167.8	1110631	-68.082	21 ft	5	cabbage palm
510	863246.3	1110711	-69.713	14 ft	5	cabbage palm
511	863270.4	1110735	-74.67	14 ft	5	cabbage palm
512	863227.6	1110737	-72.679	15 ft	4	cabbage palm
513	863158.4	1110722	-65.195	15 ft	4	cabbage palm
514	863220.9	1110806	-66.048	24 ft	5	cabbage palm
515	863228.3	1110808	-68.88	28 in	5	laurel oak
516	863232.2	1110809	-64.431	13 in	5	slash pine
517	863273.3	1110825	-58.381	18 ft	5	cabbage palm
518	863229	1110833	-68.443	13 ft	4	cabbage palm
519	863258.8	1110922	-69.31	19 ft	4	cabbage palm
520	863265.3	1110923	-69.601	16 in	4	slash pine
521	863261.6	1110928	-64.982	13 ft	4	cabbage palm
522	863218.9	1110928	-66.639	16 in	3 bb	slash pine
523	863336.1	1110898	-71.176	14 in	4	slash pine
524	863339.3	1110875	-60.628	25 ft	5	cabbage palm
525	863341.1	1110873	-57.748	13 in	4	slash pine
526	863348.7	1110855	-49.126	15 ft	5	cabbage palm
527	863353.6	1110856	-50.353	15 in	5	cabbage palm
528	863361.4	1110841	-48.968	18 in	5	slash pine
529	863363	1110831	-48.562	14 ft	3 vines	cabbage palm
530	863345.7	1110842	-46.006	16 ft	4	cabbage palm
531	863308.7	1110848	-38.542	13 in	4	slash pine
532	863294.3	1110850	-35.389	17 in	4	slash pine

533	863296.5	1110807	-64.109	13 in	4	slash pine
534	863302.8	1110807	-65.996	14 in	4	slash pine
535	863362.6	1110758	-71.235	14 in	5	slash pine
536	863359.7	1110741	-61.557	12 ft	4	cabbage palm
537	863351.5	1110729	-66.065	19 in	4 two main	slash pine
538	863348	1110732	-73.896	12 ft	4	cabbage palm
539	863351.8	1110714	-69.811	13 ft	4	cabbage palm
540	863344.4	1110716	-67.371	14 ft	4	cabbage palm
541	863337.8	1110745	-73.778	10 in	5	slash pine
542	863322.3	1110738	-70.261	10 in	5	slash pine
543	863318.6	1110737	-62.63	11 in	5	slash pine
544	863312	1110737	-59.188	15 ft	4	cabbage palm
545	863327.7	1110758	-70.52	10 in	3 rot	slash pine
546	863335.8	1110769	-66.764	12 in	4	slash pine
547	863355.6	1110769	-65.409	12 ft	3 vines	cabbage palm
548	863311.5	1110759	-59.634	16 in	4	slash pine
549	863303.6	1110757	-66.79	14 ft	4	cabbage palm
550	863292.4	1110746	-63.197	13 in	3 bb	slash pine
551	863299.9	1110771	-69.506	12 in	3 bb	slash pine
552	863311.1	1110678	-64.539	20 in	4	slash pine
553	863299.6	1110654	-64.69	26 ft	5	cabbage palm
554	863278	1110652	-60.943	13 ft	4	cabbage palm
555	863280.4	1110642	-66.849	14 ft	4	cabbage palm
556	863279.9	1110639	-71.025	11 in	4	slash pine
557	863282.2	1110632	-72.679	12 ft	4	cabbage palm
558	863272	1110656	-67.538	13 in	4	slash pine
559	863275.7	1110621	-75.356	20 ft	4	cabbage palm
560	863288.1	1110619	-73.748	19 ft	4	cabbage palm
561	863315.5	1110619	-65.015	19 ft	5	cabbage palm
562	863321.5	1110622	-62.538	15 in	4	slash pine
563	863346.3	1110619	-68.109	22 ft	5	cabbage palm
564	863362.2	1110629	-65.661	13 in	3 bb	slash pine
565	863356.7	1110614	-64.516	13 in	3 bb	slash pine
566	863378.7	1110619	-58.952	13 ft	5	cabbage palm
567	863378.8	1110625	-59.011	12 in	4	slash pine
568	863386.9	1110625	-67.646	11 in	4	slash pine
569	863379.7	1110602	-70.051	15 in	5	laurel oak
570	863375.4	1110599	-70.113	20 ft	4	cabbage palm
571	863349.1	1110584	-69.346	10 in	5	laurel oak
572	863352.2	1110560	-70.418	16 in	4	slash pine
573	863361.2	1110566	-70.622	16 ft	5	cabbage palm

574	863352.6	1110562	-68.479	15 ft	5	cabbage palm
575	863350.8	1110559	-70.379	22 ft	5	cabbage palm
576	863336.9	1110560	-66.35	14 ft	5	cabbage palm
577	863305.4	1110574	-68.096	20 in	4 two main	slash pine
578	863243.1	1110532	-57.571	14 ft	5	cabbage palm
579	863238.3	1110522	-62.085	19 ft	5	cabbage palm
580	863237.2	1110516	-56.642	15 ft	5	cabbage palm
581	863229.3	1110521	-63.384	15 ft	5	cabbage palm
582	863259.3	1110518	-64.093	26 in	4	slash pine
583	863249.3	1110529	-72.174	18 ft	4	cabbage palm
584	863252.5	1110530	-65.166	22 ft	5	cabbage palm
585	863269.6	1110539	-69.608	11 in	4	slash pine
586	863291.8	1110507	-71.219	22 in	4	laurel oak
587	863300.3	1110513	-67.935	20 in	4 two main	slash pine
588	863295.7	1110515	-58.207	17 ft	4	cabbage palm
589	863311	1110499	-67.246	11 in	4	slash pine
590	863326.6	1110492	-68.24	16 ft	4	cabbage palm
591	863343	1110520	-70.29	9 in	5	slash pine
592	863327.2	1110523	-70.422	19 ft	3 vines	cabbage palm
593	863322.7	1110534	-66.504	19 ft	3 vines	cabbage palm
594	863321.3	1110453	-71.534	12 ft	4	cabbage palm
595	863316.7	1110462	-72.64	10 in	5	slash pine
596	863311.6	1110480	-68.286	15 in	4	slash pine
597	863295.6	1110472	-69.559	13 ft	4	cabbage palm
598	863292.8	1110473	-67.508	14 ft	5	cabbage palm
599	863269	1110489	-64.575	15 ft	5	cabbage palm
600	863257.9	1110502	-67.302	16 ft	4	cabbage palm
601	863300.6	1110447	-69.546	21 in	4 two main	slash pine
602	863270.6	1110436	-72.315	22 in	4 two main	slash pine
603	863260.3	1110433	-71.99	14 ft	4	cabbage palm
604	863360.5	1110665	-21.79	16 in	4	slash pine
605	863356.4	1110664	-19.093	12 ft	5	cabbage palm
606	863362.9	1110667	-17.262	10 in	4	slash pine
607	863369	1110671	-12.656	20 ft	4	cabbage palm
608	863380.8	1110661	-1.6	21 ft	5	cabbage palm
609	863387.2	1110654	12.787	10 in	4	slash pine
610	863341.8	1110542	-26.888	12 ft	4	cabbage palm
611	861864	1110990	-67.738	15 ft	4	cabbage palm
612	861847.6	1110986	-67.754	12 ft	4	cabbage palm
613	861971.7	1110975	-71.367	23 ft	5	cabbage palm
614	861991.4	1110978	-66.091	17 ft	5	cabbage palm

615	861991.9	1110979	-64.976	18 ft	5	cabbage palm
616	861998.7	1110970	-62.256	18 ft	5	cabbage palm
617	861992.4	1110957	-63.352	20 ft	5	cabbage palm
618	862006.2	1110958	-68.476	16 ft	5	cabbage palm
619	862124.9	1110977	-65.648	19 in	4	slash pine
620	862123.5	1110978	-61.137	14 ft	4	cabbage palm
621	862132.5	1110971	-63.512	17 ft	5	cabbage palm
622	862220	1110953	-70.586	12 in	4	cabbage palm
623	862239.6	1110967	-59.989	15 ft	5	cabbage palm
624	862240.6	1110962	-60.717	15 ft	4	cabbage palm
625	862237.8	1110964	-67.682	14 ft	5	cabbage palm
626	862263.7	1110967	-69.008	20 ft	5	cabbage palm
627	862265.8	1110964	-70.409	19 in	4 two main	slash pine
628	862273.9	1110965	-68.06	18 ft	4	cabbage palm
629	862267.7	1110971	-65.563	24 ft	5	cabbage palm
630	862276.1	1110996	-66.042	13 ft	5	cabbage palm
631	862290.4	1110979	-56.002	10 in	3 bark	slash pine
632	862309	1110972	-59.992	15 ft	4	cabbage palm
633	862458.1	1110998	-61.36	12 in	3 bark	slash pine
634	862459	1111010	-56.396	12 ft	4	cabbage palm
635	862970	1110992	-64.582	14 ft	5	cabbage palm
636	863016.9	1110992	-57.768	13 ft	5	cabbage palm
637	863141.6	1110952	-78.155	15 ft	5	cabbage palm
638	863127.6	1110955	-74.536	14 ft	5	cabbage palm
639	863138.5	1110957	-74.733	16 in	4	slash pine
640	863134.8	1110958	-73.748	30 ft	5	cabbage palm
641	863133.4	1110962	-69.766	18 ft	5	cabbage palm
642	863139.4	1110990	-74.759	13 in	3 rot bb	slash pine
643	863165.7	1110988	-65.09	26 ft	5	cabbage palm
644	863163.8	1110990	-58.102	24 ft	5	cabbage palm
645	863164.4	1110957	-64.339	15 ft	5	cabbage palm
646	863181.1	1110963	-72.403	18 ft	4	cabbage palm
647	863215.5	1110992	-66.245	28 ft	5	cabbage palm
648	863218.8	1110965	-67.991	14 ft	4	cabbage palm
649	863218.9	1110968	-71.58	18 in	4	slash pine
650	863226.2	1110972	-72.006	18 ft	4	cabbage palm
651	863226.8	1110972	-63.663	14 in	4	slash pine
652	863275.2	1110953	-69.969	18 ft	4	cabbage palm
653	863275.3	1110971	-71.554	13 ft	3 vines	cabbage palm
654	863307.9	1110956	-70.717	12 ft	4	cabbage palm
655	863344.2	1110954	-62.131	16 in	4	slash pine

656	863342.3	1110938	-58.991	12 ft	5	cabbage palm
657	863342	1110933	-59.752	18 ft	5	cabbage palm
base1	850395.4	1184618	-38.212	Base Setup		
GT1	862778.6	1111004	-70.661	active		
GT2	862921.4	1110985	-70.179	active		
reference1	861869.6	1110238	-62.702	power pole 28222 inside property near west edge		
reference2	861967.8	1110259	-69.095	power pole 28223 inside property near west edge		
reference3	862031	1110276	-68.778	power pole 28224 inside property near west edge		
reference4	861837.7	1110475	-70.153	facing the road	left gate post	
reference5	861839.4	1110505	-70.166	facing the road	right gate post	

Name	X	Y	Z	Description	Code & Attribute
A1	864178.5	1110889	-71.819	19 ft/5	cabbage palm
A2	864183.5	1110869	-70.176	12 ft/5	cabbage palm
A3	864191	1110866	-67.695	29 in/5	slash pine
A4	864200.6	1110862	-68.758	12 ft/5	cabbage palm
A5	864192.9	1110858	-65.664	15 ft/2	cabbage palm
A6	864189	1110847	-66.075	26 ft/5	cabbage palm
A7	864170.9	1110841	-71.855	12 ft/5	cabbage palm
A8	864174.4	1110834	-61.193	20 ft/4	cabbage palm
A9	864163.5	1110843	-69.546	14 ft/5	cabbage palm
A10	864114.1	1110834	-72.761	22 ft/4	cabbage palm
A11	864130.2	1110799	-70.405	22 in/4	slash pine
A12	864126.9	1110796	-66.416	15 ft/5	cabbage palm
A13	864104.1	1110778	-64.664	1 in/4	slash pine
A14	864103.6	1110767	-72.813	16 ft/5	cabbage palm
A15	864115.4	1110759	-71.718	10 in/4	slash pine
A16	864132.2	1110776	-65.432	16 ft/3 rot vines	cabbage palm
A17	864137.7	1110779	-65.924	16 ft/3 vines rot	cabbage palm
A18	864074.4	1110811	-73.102	16 ft/5	cabbage palm
A19	864067.8	1110678	-72.318	20 in/3 storm damage insect damage	slash pine
A20	864069.6	1110667	-72.836	14 ft/5	cabbage palm
A21	864063.1	1110668	-72.407	21 ft/5	cabbage palm
A22	864059.9	1110667	-73.197	15 ft/5	cabbage palm
A23	864092.6	1110668	-72.423	22 ft/5	cabbage palm
A24	864089.6	1110672	-72.626	24 ft/4	cabbage palm
A25	864106.1	1110680	-71.977	21 ft/3 rot	cabbage palm
A26	864144.8	1110662	-72.81	14 ft/5	cabbage palm
A27	864148.8	1110665	-72.462	14 ft/5	cabbage palm
A28	864105.6	1110596	-71.304	28 in/4	slash pine
A29	864206.2	1110600	-72.567	21 in/4	slash pine

A30	864185.6	1110508	-72.807	23 in/3 rot wind damage	
A31	864196.4	1110499	-70.891	16 in/4	slash pine
A32	864190	1110492	-73.86	16 in/4	slash pine
A33	864201.7	1110485	-70.379	22 in/4	slash pine
A34	864153.7	1110507	-71.413	16 in/4	slash pine
A35	864090.5	1110546	-73.05	17 ft/5	cabbage palm
A36	864064	1110507	-72.272	18 ft/5	cabbage palm
A37	864074.8	1110501	-69.982	18 ft/5	cabbage palm
A38	864075.8	1110506	-72.968	22 ft/5	cabbage palm
A39	864160.2	1110291	-73.483	19 ft/5	cabbage palm
A40	864182.1	1110283	-73.26	17 ft/2 hole through trunk	cabbage palm
A41	864053	1110278	-72.945	19 in/3 insect damage rot	slash pine
A42	863948.6	1110397	-70.622	17 in/4	slash pine
A43	863929.9	1110390	-68.972	15 ft/5	cabbage palm
A44	863941.5	1110429	-72.544	22 ft/5	cabbage palm
A45	863961.9	1110431	-72.905	20 ft/2 rot	cabbage palm
A46	863980.6	1110439	-73.283	17 ft/4	cabbage palm
A47	863926.8	1110323	-73.699	15 ft/5	cabbage palm
A48	863919.1	1110329	-73.079	20 in/5	slash pine
A49	863889.9	1110407	-72.607	20 ft/5	cabbage palm
A50	863896.9	1110487	-71.711	10 in/5	slash pine
A51	863933.9	1110496	-72.426	17 ft/5	cabbage palm
A52	863970.6	1110538	-72.22	21 ft/5	cabbage palm
A53	863855.1	1110542	-71.997	25 ft/5	cabbage palm
A54	863852	1110539	-70.5	15 ft/4	cabbage palm
A55	863892.7	1110604	-72.393	21 ft/3 trunk damage	cabbage palm
A56	863941.9	1110601	-78.374	20 ft/5	cabbage palm
A57	863998.2	1110670	-74.103	19 ft/5	cabbage palm
A58	863987.6	1110692	-71.8	55 in/3 bark inclusion insect damage rot	slash pine
A59	863982	1110688	-71.065	17 ft/3 rot	cabbage palm
A60	863951	1110666	-68.292	20 ft/5	cabbage palm
A61	863921.1	1110690	-69.565	25 ft/5	cabbage palm
A62	863896.2	1110682	-71.793	17 in/5	slash pine
A63	863885.6	1110673	-70.809	17 ft/5	cabbage palm
A64	863879	1110691	-72.213	19 in/4	slash pine
A65	863865.6	1110685	-73.434	21 in/2 rot	slash pine
A66	863867.7	1110626	-71.327	20 ft/3 rot	cabbage palm
A67	863801.2	1110610	-73.102	12 ft/5	cabbage palm
A68	863803.4	1110626	-73.05	50 in/5	laurel oak
A69	863801.2	1110660	-72.423	22 ft/5	cabbage palm
A70	863805.5	1110663	-72.558	9 in/5	slash pine

A71	863779.8	1110677	-71.783	21 in/5	slash pine
A72	863772.1	1110673	-69.575	14 ft/5	cabbage palm
A73	863756.2	1110680	-69.588	15 in/4	slash pine
A74	863800.3	1110692	-68.184	24 in/3 trunk damage	cabbage palm
A75	863826.5	1110704	-73.112	13 ft/5	cabbage palm
A76	863830.8	1110712	-68.726	15 in/5	slash pine
A77	863839.7	1110699	-68.932	16 in/5	slash pine
A78	863858.1	1110710	-73.168	22 ft/5	cabbage palm
A79	863852.2	1110684	-77.712	20 ft/5	cabbage palm
A80	863925.7	1110721	-69.949	20 ft/5	cabbage palm
A81	863918.1	1110727	-70.527	22 ft/5	cabbage palm
A82	863934.7	1110744	-76.803	22 in/5	slash pine
A83	863950.1	1110759	-68.266	16 in/5	slash pine
A84	863978.2	1110754	-67.535	15 in/5	slash pine
A85	863978.8	1110753	-69.214	13 ft/5	cabbage palm
A86	863982.2	1110753	-63.128	26 ft/5	cabbage palm
A87	863983.7	1110770	-67.423	25 ft/5	cabbage palm
A88	864040.5	1110743	-72.01	15 ft/4	cabbage palm
A89	864070.1	1110927	-70.622	22 ft/4	cabbage palm
A90	864074.7	1110925	-70.231	21 ft/4	cabbage palm
A91	864109.6	1110917	-66.308	15 ft/3 rot	cabbage palm
A92	864122	1110920	-72.016	20 ft/3 rot hollow	cabbage palm
A93	864124.5	1110930	-76.143	17 ft/5	cabbage palm
A94	864125.9	1110931	-75.103	17 ft/5	cabbage palm
A95	864112.8	1110950	-73.755	20 ft/5	cabbage palm
A96	864089	1110906	-67.708	15 in/4	slash pine
A97	863841.7	1110740	-65.704	17 ft/5	cabbage palm
A98	863843	1110748	-63.43	24 in/2 rot	slash pine
A99	863854.2	1110753	-68.778	16 ft/5	cabbage palm
A100	863878.1	1110768	-66.445	20 ft/5	cabbage palm
A101	863884.6	1110768	-62.229	25 in/5	slash pine
A102	863901.5	1110759	-60.799	24 ft/5	cabbage palm
A103	863909.1	1110750	-66.078	21 ft/5	cabbage palm
A104	863878.5	1110758	-54.418	23 ft/5	cabbage palm
A105	864000	1110701	-62.282	16 ft/5	cabbage palm
A106	864018	1110726	-67.984	12 ft/5	cabbage palm
A107	863991.5	1110741	-63.424	11 in/5	slash pine
A108	863992.2	1110741	-63.657	21 ft/4	cabbage palm
A109	863998.6	1110744	-68.25	20 ft/5	cabbage palm
A110	863991.1	1110747	-67.453	21 ft/5	cabbage palm
A111	864026.3	1110812	-71.924	16 in/2 insect damage rot storm damage	slash pine

A112	864011.2	1110813	-72.4	10 in/3 rot insect damage	slash pine
A113	864008.4	1110809	-71.455	16 ft/5	cabbage palm
A114	864004.6	1110811	-73.46	17 in/5	slash pine
A115	864001.2	1110810	-72.955	11 in/3 rot	slash pine
A116	863998.8	1110823	-70.313	15 in/4	slash pine
A117	864010.8	1110820	-64.388	9 in/2 insect damage vines	slash pine
A118	863993.2	1110802	-71.33	15 in/4	slash pine
A119	863968.8	1110796	-63.529	21 in/5	slash pine
A120	863970.9	1110796	-62.019	16 in/4	slash pine
A121	863935.4	1110832	-55.163	9 in/3 rot	slash pine
A122	863922.1	1110832	-51.271	22 in/5	slash pine
A123	863918.6	1110826	-48.319	18 in/3 vines insect damage	slash pine
A124	863914	1110827	-45.953	12 ft/5	cabbage palm
A125	863924.4	1110829	-44.323	12 ft/5	cabbage palm
A126	863899.4	1110804	-38.749	14 ft/3 rot	cabbage palm
A127	863888.4	1110805	-32.896	16 in/3 trunk damage	
A128	863818.3	1110745	-67.292	23 ft/4	cabbage palm
A129	863822.5	1110756	-71.649	17 in/5	
A130	863818.1	1110768	-63.584	17 in/4	slash pine
A131	863801.4	1110798	-57.128	18 in/4	slash pine
A132	863802.7	1110807	-66.173	14 ft/3 rot	cabbage palm
A133	863843.1	1110838	-62.354	17 ft/5	cabbage palm
A134	863866	1110835	-60.425	12 ft/5	cabbage palm
A135	863862.4	1110846	-54.913	19 in/5	slash pine
A136	863884.9	1110846	-66.084	17 ft/5	cabbage palm
A137	863854.2	1110808	-65.714	20 ft/3 vines	cabbage palm
A138	863846.7	1110799	-61.147	13 ft/4	cabbage palm
A139	863982.9	1110826	-59.136	15 ft/2 rot	cabbage palm
A140	863977.7	1110832	-73.571	16 in/5	slash pine
A141	864027.6	1110886	-64.132	22 in/3 rot insect damage	slash pine
A142	864030.6	1110888	-62.167	26 in/4	slash pine
A143	864037.1	1110881	-67.505	12 ft/5	cabbage palm
A144	864036.5	1110873	-67.272	15 in/1 rot insect damage	slash pine
A145	864040.8	1110881	-68.286	13 ft/5	cabbage palm
A146	864050.2	1110880	-64.145	12 ft/5	cabbage palm
A147	864054.3	1110882	-66.061	21 ft/5	cabbage palm
A148	864059.4	1110907	-63.617	16 ft/5	cabbage palm
A149	864036	1110899	-61.35	16 ft/4	cabbage palm
A150	864034.5	1110898	-51.695	23 in/4	slash pine
A151	863991.5	1110903	-49.08	20 in/4	slash pine
A152	864020.4	1110889	-40.855	18 in/4	slash pine

A153	863996.3	1110873	-40.596	14 ft/5	cabbage palm
A154	863994.2	1110873	-69.155	21 in/3 rot wind damage insect damage	slash pine
A155	863935.1	1110928	-68.237	21 in/4	slash pine
A156	863933.3	1110926	-69.746	12 ft/4	cabbage palm
A157	863883.4	1110921	-63.817	12 ft/5	cabbage palm
A158	863882.4	1110926	-65.058	28 in/5	slash pine
A159	863875.7	1110935	-69.474	14 ft/5	cabbage palm
A160	863926.7	1110912	-65.806	24 in/4	laurel oak
A161	863938.1	1110889	-68.338	42 in/3 bark inclusion insect damage	slash pine
A162	863930.7	1110881	-69.178	24 ft/5	cabbage palm
A163	863933.6	1110886	-69.241	12 ft/5	cabbage palm
A164	863807.9	1110910	-73.578	15 ft/5	cabbage palm
A165	863806.2	1110904	-71.258	15 ft/5	cabbage palm
A166	863817.3	1110895	-68.535	20 in/4	slash pine
A167	863813.6	1110885	-71.882	16 ft/4	cabbage palm
A168	863797.1	1110885	-73.296	12 ft/5	cabbage palm
A169	863780.7	1110887	-71.626	12 ft/5	cabbage palm
A170	863773.1	1110892	-69.326	13 ft/5	cabbage palm
A171	863784.5	1110898	-73.663	14 ft/5	cabbage palm
A172	863786.2	1110897	-73.571	13 ft/5	cabbage palm
A173	863798.3	1110837	-72.118	21 ft/3 rot	cabbage palm
A174	863760.4	1110826	-42.141	51 in/5	live oak
A175	863787.8	1110745	-22.84	21 in/3 rot	slash pine
A176	863787.4	1110759	-18.929	23 in/4	slash pine
A177	863784.6	1110748	-16.619	26 ft/5	cabbage palm
A178	863772.9	1110750	-12.387	13 in/4	slash pine
A179	863780.9	1110748	-72.495	14 ft/5	cabbage palm
A180	863755.7	1110753	1.373	19 in/4	slash pine
A181	863737.2	1110689	18.719	40 in/3 rot	slash pine
A182	863717.1	1110706	-71.705	21 ft/5	cabbage palm
A183	863699	1110713	-72.426	17 ft/5	cabbage palm
A184	863725.6	1110710	-74.011	19 in/3 vines	slash pine
A185	863710.3	1110738	-68.164	10 in/5	slash pine
A186	863701.7	1110760	-72.01	20 in/4	slash pine
A187	863707.3	1110758	-68.437	21 ft/5	cabbage palm
A188	863743.1	1110758	-65.602	15 ft/4	cabbage palm
A189	863733.7	1110767	-43.916	17 in/4	slash pine
A190	863710	1110775	-32.525	21 in/4	slash pine
A191	863706	1110802	-20.799	17 ft/4	cabbage palm
A192	863703.2	1110803	-16.747	24 ft/3 vines	cabbage palm
A193	863699	1110806	-17.039	12 in/4	slash pine

A194	863699.8	1110812	-16.317	26 in/4	slash pine
A195	863698.6	1110820	-13.877	15 in/3 vines	slash pine
A196	863698.5	1110818	-69.743	15 ft/4	cabbage palm
A197	863709.3	1110833	-68.312	13 in/4	slash pine
A198	863747.7	1110815	-50.517	20 ft/5	cabbage palm
A199	863741.8	1110846	-60.881	15 ft/5	cabbage palm
A200	863745.5	1110855	-70.13	27 in/3 wind damage vines	slash pine
A201	863749.5	1110859	-67.613	13 ft/5	cabbage palm
A202	863715.4	1110860	-67.023	13 ft/4	cabbage palm
A203	863722.2	1110866	-56.819	17 in/3 rot insect damage	slash pine
A204	863716.4	1110873	-55.294	17 in/4	slash pine
A205	863724.2	1110898	-65.205	26 in/3 vines insect damage	slash pine
A206	863720.7	1110899	-65.071	14 ft/5	cabbage palm
A207	863731.4	1110914	-73.388	12 ft/5	cabbage palm
A208	863647.5	1110937	-63.949	21 in/3 rot insect damage	slash pine
A209	863642.7	1110937	-66.485	14 ft/5	cabbage palm
A210	863637.7	1110939	-68.384	12 ft/5	cabbage palm
A211	863639	1110945	-67.82	18 in/4	slash pine
A212	863661.2	1110891	-67.905	20 in/3 insect damage vines	slash pine
A213	863659	1110861	-69.779	22 in/4	slash pine
A214	863660.1	1110861	-64.539	19 ft/5	cabbage palm
A215	863656.1	1110863	-62.968	16 ft/5	cabbage palm
A216	863638.1	1110864	-75.93	26 in/4	slash pine
A217	863627.6	1110863	-69.437	18 ft/5	cabbage palm
A218	863606.9	1110905	-61.268	14 ft/5	cabbage palm
A219	863614.9	1110908	-63.456	20 in/3 insect damage	slash pine
A220	863613.4	1110908	-65.72	13 ft/3 vines	cabbage palm
A221	863638.8	1110812	-71.809	18 in/4	slash pine
A222	863638.6	1110797	-64.464	25 ft/5	cabbage palm
A223	863636.5	1110795	-70.487	16 in/3 insect damage	slash pine
A224	863637	1110791	-54.047	38 in/5	laurel oak
A225	863604.7	1110804	-64.224	18 ft/4	cabbage palm
A226	863602.3	1110774	-67.292	14 in/4	slash pine
A227	863591.5	1110772	-65.29	13 in/3 vines	slash pine
A228	863590.8	1110770	-68.689	10 in/5	slash pine
A229	863595.5	1110759	-70.979	16 ft/4	cabbage palm
A230	863580	1110757	-66.619	13 in/5	slash pine
A231	863585.9	1110765	-62.262	20 in/5	slash pine
A232	863588.6	1110779	-57.036	12 ft/5	cabbage palm
A233	863572.9	1110777	-66.508	27 in/5	slash pine
A234	863571.8	1110746	-66.777	14 in/2 rot	slash pine

A235	863622.3	1110713	-68.076	15 ft/5	slash pine
A236	863639.2	1110706	-64.739	12 ft/3 vines	cabbage palm
A237	863600.9	1110831	-64.88	24 in/3 insect damage vines	slash pine
A238	863580.5	1110834	-66.79	17 ft/4	cabbage palm
A239	863580.8	1110841	-62.305	20 in/4	slash pine
A240	863597.7	1110859	-65.458	12 ft/5	cabbage palm
A241	863595.6	1110866	-68.434	19 in/3 vines	slash pine
A242	863587.6	1110879	-63.729	20 in/4	slash pine
A243	863579.5	1110890	-65.264	15 ft/5	cabbage palm
A244	863570.2	1110891	-61.353	13 ft/5	cabbage palm
A245	863595	1110921	-68.801	13 ft/5	cabbage palm
A246	863593.5	1110931	-67.764	18 ft/5	cabbage palm
A247	863594.3	1110936	-64.615	19 ft/5	cabbage palm
A248	863576.6	1110939	-67.111	14 ft/5	cabbage palm
A249	863533.6	1110927	-72.42	16 ft/3 vines	cabbage palm
A250	863524.8	1110892	-72.823	13 ft/4	cabbage palm
A251	863532.4	1110886	-72.853	25 in/4	slash pine
A252	863536.1	1110884	-71.58	13 ft/4	cabbage palm
A253	863531.3	1110869	-66.698	28 in/3 insect damage vines	slash pine
A254	863531.5	1110872	-61.875	20 ft/5	cabbage palm
A255	863538.5	1110868	-66.882	13 ft/5	cabbage palm
A256	863529.8	1110877	-65.999	12 ft/5	cabbage palm
A257	863539.4	1110873	-58.87	21 ft/5	cabbage palm
A258	863545.8	1110875	-58.584	19 ft/5	cabbage palm
A259	863552.5	1110877	-65.435	20 in/3 rot	slash pine
A260	863531.6	1110811	-65.245	16 in/3 vines trunk damage rot	slash pine
A261	863535.3	1110815	-71.419	12 ft/5	cabbage palm
A262	863531.5	1110823	-72.882	12 ft/5	cabbage palm
A263	863547.7	1110810	-66.39	24 ft/5	cabbage palm
A264	863552.2	1110814	-68.621	26 in/4	slash pine
A265	863499.2	1110823	-58.165	15 in/4	slash pine
A266	863482.3	1110834	-60.861	16 ft/5	cabbage palm
A267	863487.2	1110841	-64.48	20 in/3 vines	slash pine
A268	863473.6	1110847	-74.021	19 ft/5	cabbage palm
A269	863477.6	1110848	-73.332	18 ft/5	cabbage palm
A270	863469.2	1110870	-59.959	22 ft/2 rot	cabbage palm
A271	863472.6	1110877	-59.707	24 ft/5	cabbage palm
A272	863481.6	1110878	-60.136	23 ft/4	cabbage palm
A273	863476.3	1110885	-51.065	23 ft/4	cabbage palm
A274	863481.4	1110904	-43.811	12 ft/5	cabbage palm
A275	863489.2	1110910	-64.195	15 ft/5	cabbage palm

A276	863486.6	1110903	-35.445	15 in/5	slash pine
A277	863465.2	1110911	-65.592	21 ft/5	cabbage palm
A278	863450.1	1110887	-63.158	14 ft/5	cabbage palm
A279	863453.9	1110890	-69.188	27 in/3 rot vines	slash pine
A280	863465	1110813	-65.681	14 ft/5	cabbage palm
A281	863463.6	1110806	-66.101	13 ft/5	cabbage palm
A282	863468.1	1110810	-64.011	12 ft/5	cabbage palm
A283	863474.2	1110802	-62.836	15 ft/5	cabbage palm
A284	863489.7	1110802	-71.196	12 in/4	slash pine
A285	863493.9	1110790	-62.666	14 in/5	slash pine
A286	863503.1	1110781	-62.613	22 in/5	slash pine
A287	863502.2	1110779	-59.792	16 ft/5	cabbage palm
A288	863539	1110779	-61.862	22 ft/5	cabbage palm
A289	863503.8	1110759	-68.637	17 ft/5	cabbage palm
A290	863503.6	1110755	-68.584	20 in/5	slash pine
A291	863492.9	1110759	-64.864	12 ft/5	cabbage palm
A292	863489.7	1110772	-65.149	12 ft/5	cabbage palm
A293	863510.2	1110720	-70.635	20 ft/5	cabbage palm
A294	863552.2	1110737	-66.878	18 ft/5	cabbage palm
A295	863545	1110733	-67.269	20 in/5	slash pine
A296	863548.4	1110729	-68.601	14 ft/3 vines	cabbage palm
A297	863545.7	1110728	-68.785	21 ft/4	cabbage palm
A298	863529.1	1110729	-64.9	12 ft/5	cabbage palm
A299	863509.5	1110682	-64.838	12 ft/5	cabbage palm
A300	863510.1	1110675	-63.87	21 in/4	slash pine
A301	863502.3	1110661	-66.659	15 in/5	
A302	863474.1	1110712	-67.64	17 in/4	slash pine
A303	863472.5	1110711	-66.567	17 ft/5	cabbage palm
A304	863451.8	1110725	-65.953	15 in/5	slash pine
A305	863457.3	1110715	-69.92	14 ft/5	cabbage palm
A306	863452.4	1110712	-65.884	20 in/4	slash pine
A307	863437.4	1110689	-71.839	14 ft/1 vines	cabbage palm
A308	863477	1110739	-68.138	21 ft/5	cabbage palm
A309	863478.9	1110741	-69.034	23 ft/5	cabbage palm
A310	863488.6	1110748	-65.491	15 in/4	slash pine
A311	863465.5	1110745	-63.824	24 in/3 hollow	cabbage palm
A312	863456.9	1110748	-68.535	13 in/4	slash pine
A313	863471.6	1110756	-64.608	22 in/4	slash pine
A314	863443.2	1110785	-70.681	17 in/3 vines rot	slash pine
A315	863442.8	1110788	-67.456	18 ft/5	cabbage palm
A316	863427	1110795	-67.17	28 in/2 rot bark inclusion	laurel oak

A317	863440.7	1110754	-66.577	23 ft/5	cabbage palm
A318	863415.7	1110775	-65.664	22 ft/5	cabbage palm
A319	863415	1110777	-66.285	21 ft/5	cabbage palm
A320	863443.2	1110844	-71.386	13 ft/5	cabbage palm
A321	863416.9	1110843	-71.829	14 ft/5	cabbage palm
A322	863420.5	1110839	-68.197	12 ft/5	cabbage palm
A323	863397	1110829	-70.966	20 ft/3 vines	cabbage palm
A324	863401.2	1110860	-74.723	19 in/3 rot	slash pine
A325	863408.4	1110862	-66.98	13 ft/5	cabbage palm
A326	863407.7	1110855	-67.042	27 ft/5	cabbage palm
A327	863418.5	1110893	-69.766	12 ft/5	cabbage palm
A328	863406.5	1110899	-69.926	14 ft/5	cabbage palm
A329	863404.5	1110894	-74.838	28 in/4	slash pine
A330	863350.8	1110906	-70.983	13 ft/5	cabbage palm
A331	863343.2	1110902	-69.667	13 ft/4	cabbage palm
A332	863422.3	1110755	-61.934	13 in/5	slash pine
A333	863425.9	1110733	-64.536	27 in/5	laurel oak
A334	863431.3	1110733	-78.037	13 in/2 vines rot	slash pine
A335	863441.5	1110653	-71.304	22 ft/3 vines	cabbage palm
A336	863446.5	1110640	-71.17	26 ft/4	cabbage palm
A337	863446.4	1110634	-69.7	14 ft/5	cabbage palm
A338	863431.5	1110629	-74.9	16 ft/4	cabbage palm
A339	863429.2	1110636	-69.959	16 ft/5	cabbage palm
A340	863432.8	1110639	-71.99	15 in/3 vines	slash pine
A341	864327.9	1110975	-76.091	15 ft/5	cabbage palm
A342	864296.3	1110872	-74.995	18 ft/4	cabbage palm
A343	864294.8	1110877	-74.802	20 ft/4	cabbage palm
A344	864267.9	1110864	-71.488	15 ft/3 dying canopy	cabbage palm
A345	864302.5	1110886	-70.34	26 ft/5	cabbage palm
A346	864295.1	1110889	-64.953	23 ft/5	cabbage palm
A347	864284	1110888	-68.207	19 ft/5	cabbage palm
A348	864275.2	1110889	-66.078	16 ft/5	cabbage palm
A349	864288.5	1110917	-71.56	16 ft/4	cabbage palm
A350	863718.7	1110941	-73.689	21 ft/5	cabbage palm
A351	863723.1	1110939	-72.341	21 in/4	slash pine
A352	863718	1110946	-71.964	19 ft/5	cabbage palm
A353	863741.9	1110961	-73.699	16 ft/5	cabbage palm
A354	863742.5	1110963	-72.813	18 ft/5	cabbage palm
A355	863751.6	1110968	-73.699	15 ft/5	cabbage palm
A356	863748	1110969	-68.867	12 ft/5	cabbage palm
A357	863732.4	1110967	-68.355	13 ft/5	cabbage palm

A358	863799.3	1110962	-69.487	16 ft/5	cabbage palm
A359	863800.7	1110963	-69.185	14 ft/5	cabbage palm
A360	863789.8	1110945	-70.537	12 ft/5	cabbage palm
A361	863846.7	1110953	-70.779	12 ft/5	cabbage palm
A362	863624.8	1110973	-71.304	13 ft/5	cabbage palm
A363	863611.6	1110972	-71.455	15 in/5	slash pine
A364	863603.4	1110976	-71.121	15 ft/5	cabbage palm
A365	863596.1	1110961	-70.566	20 ft/5	cabbage palm
A366	863590.3	1110960	-70.615	14 ft/5	cabbage palm
A367	863583.1	1110982	-70.894	18 ft/5	cabbage palm
A368	863580.8	1110984	-70.832	21 ft/5	cabbage palm
A369	863574.5	1110983	-69.579	20 ft/5	cabbage palm
A370	863515.3	1110988	-62.646	16 ft/5	
A371	863470.5	1110974	-64.031	22 ft/5	cabbage palm
A372	863421.7	1110954	-71.983	12 ft/5	cabbage palm
A373	863414.1	1110959	-67.807	18 ft/5	cabbage palm
A374	863409.6	1110959	-61.436	30 in/4	slash pine
A375	863407.6	1110959	-62.321	17 ft/5	cabbage palm
A376	863409	1110964	-59.871	16 ft/5	cabbage palm
A377	863370.6	1110969	-69.208	12 ft/5	cabbage palm
A378	863367.4	1110961	-62.079	33 in/5	slash pine
A379	863360.4	1110961	-67.925	22 ft/5	cabbage palm
A380	863359.1	1110959	-65.668	22 ft/5	cabbage palm
A381	863360.1	1110964	-62.266	12 ft/5	cabbage palm
A382	863065.1	1109129	-71.596	21 in/5	laurel oak
A383	863063.8	1109140	-73.059	15 in/5	laurel oak
A384	863064	1109139	-74.549	26 in/5	laurel oak
A385	863044.7	1109160	-71.114	15 ft/5	cabbage palm
A386	863006.2	1109131	-70.533	19 ft/5	cabbage palm
A387	862996.8	1109131	-71.298	16 ft/5	cabbage palm
A388	862988.9	1109144	-71.252	45 in/2 rot	laurel oak
A389	862868.3	1109131	-71.36	16 ft/5	cabbage palm
A390	862867.6	1109130	-70.602	16 ft/5	cabbage palm
A391	862734.3	1109177	-71.691	15 ft/5	cabbage palm
A392	862721	1109167	-73.151	80 in/4 two main	live oak
A393	862570.5	1109162	-69.936	44 in/5	live oak
A394	862571	1109137	-77.384	18 ft/5	cabbage palm
A395	862491.4	1109221	-69.736	15 ft/5	cabbage palm
A396	862486.7	1109225	-70.205	14 ft/5	cabbage palm
A397	862495.8	1109273	-69.467	16 ft/5	cabbage palm
A398	862486.2	1109292	-68.351	15 ft/5	cabbage palm

A399	862493.4	1109341	-67.925	12 ft/3 rot	cabbage palm
A400	862482.9	1109346	-69.598	19 ft/3 trunk damage	cabbage palm
A401	862489	1109366	-67.042	21 ft/5	cabbage palm
A402	862506.7	1109453	-67.229	29 in/4	laurel oak
A403	862508.7	1109557	-69.706	13 ft/3 trunk damage lean	cabbage palm
A404	862508.4	1109564	-71.203	15 ft/3 trunk damage	cabbage palm
A405	862492.5	1109558	-69.398	19 ft/5	cabbage palm
A406	862490.9	1109547	-68.817	12 ft/4	cabbage palm
A407	862498.1	1109546	-69.231	18 ft/4	cabbage palm
A408	862497.4	1109549	-68.886	17 ft/4	cabbage palm
A409	861828.5	1109805	-69.313	22 ft/5	cabbage palm
A410	861825.3	1109817	-68.463	18 ft/5	cabbage palm
A411	861830.3	1109825	-68.371	21 ft/5	cabbage palm
A412	861841	1109821	-69.329	20 ft/5	cabbage palm
A413	861843.9	1109812	-68.506	19 ft/5	cabbage palm
A414	861842.9	1109808	-68.135	13 ft/5	cabbage palm
A415	861916	1109781	-69.205	21 ft/5	cabbage palm
A416	861972	1109834	-67.449	16 ft/5	cabbage palm
A417	862091.8	1109778	-68.893	22 ft/5	cabbage palm
A418	862093.2	1109772	-67.859	15 ft/5	cabbage palm
A419	862098.5	1109772	-65.74	16 ft/5	cabbage palm
A420	862100.8	1109780	-67.243	14 ft/5	cabbage palm
A421	862101.1	1109778	-64.713	17 ft/5	cabbage palm
A422	862436.6	1109659	-71.219	16 ft/5	cabbage palm
A423	862437.7	1109575	-69.651	12 ft/5	cabbage palm
A424	862450.1	1109462	-69.09	13 ft/4	cabbage palm
A425	862448.2	1109401	-63.086	16 ft/5	cabbage palm
A426	862450.7	1109406	-63.496	16 ft/5	cabbage palm
A427	862456.5	1109403	-47.941	17 ft/5	cabbage palm
A428	862468.8	1109389	-38.27	16 ft/5	cabbage palm
A429	862475.6	1109387	-38.155	18 ft/3 rot	cabbage palm
A430	862481.3	1109383	-38.04	22 ft/5	cabbage palm
A431	862478.1	1109390	-36.308	19 ft/5	cabbage palm
A432	862473.7	1109381	-31.96	19 ft/3 trunk damage	cabbage palm
A433	862477.5	1109372	-26.947	22 ft/5	cabbage palm
A434	862477.9	1109356	-67.485	19 ft/5	cabbage palm
A435	862466.8	1109350	-70.169	18 ft/5	cabbage palm
A436	862651.8	1109088	-56.957	18 in/5	laurel oak
A437	862764.5	1109114	-58.824	13 ft/5	cabbage palm
A438	862766.8	1109106	-60.425	12 ft/3 lean	cabbage palm
A439	863311.9	1109072	-73.916	27 in/5	live oak

A440	863631.7	1109071	-72.932	12 ft/4	cabbage palm
A441	863717.5	1109067	-73.857	9 in/5	laurel oak
A442	863804.7	1109076	-73.657	20 in/5	live oak
A443	863381.7	1109271	-72.8	27 in/5	laurel oak
A444	863478.4	1109275	-70.238	40 in/5	laurel oak
A445	863483.1	1109259	-70.474	21 ft/5	cabbage palm
A446	863512.2	1109247	-68.06	26 in/3 lean rot	live oak
A447	863490.1	1109188	-69.579	21 in/5	live oak
A448	863528.1	1109328	-71.052	37 in/5	live oak
A449	863579	1109345	-67.991	21 ft/5	cabbage palm
A450	863582.8	1109341	-68.972	20 ft/5	cabbage palm
A451	863603.6	1109350	-72.518	12 ft/5	cabbage palm
A452	863626	1109411	-69.605	15 ft/5	cabbage palm
A453	863618.2	1109415	-61.334	52 in/4	live oak
A454	863609.2	1109424	-60.136	18 ft/4	cabbage palm
A455	863592.6	1109449	-61.737	15 ft/4	cabbage palm
A456	863591.5	1109463	-73.03	21 ft/5	cabbage palm
A457	863600.8	1109466	-68.607	20 ft/5	cabbage palm
A458	863588.3	1109473	-67.095	21 ft/5	cabbage palm
A459	863589.2	1109496	-73.47	21 ft/5	cabbage palm
A460	863591.2	1109499	-66.209	18 ft/5	cabbage palm
A461	863596.5	1109501	-65.021	21 in/5	laurel oak
A462	863585	1109526	-63.292	62 in/4 two main	live oak
A463	863622	1109540	-58.653	40 in/5	live oak
A464	863572.2	1109554	-66.855	80 in/4 three main	live oak
A465	863490.9	1109502	-71.442	12 ft/5	cabbage palm
A466	863496	1109508	-69.034	28 in/5 clump	strangler fig
A467	863524.9	1109444	-69.916	13 ft/3 dying canopy	cabbage palm
A468	863510.2	1109563	-64.684	18 ft/5	cabbage palm
A469	863506.3	1109563	-64.943	17 ft/5	cabbage palm
A470	863527.4	1109590	-61.481	44 in/4	live oak
A471	863500.6	1109593	-67.361	30 in/4	live oak
A472	863497.3	1109588	-68.522	31 in/4	live oak
A473	863584.2	1109677	-72.495	59 in/4	live oak
A474	863558	1109671	-64.483	78 in/5	strangler fig
A475	863550.8	1109671	-70.868	17 in/5	laurel oak
A476	863560.7	1109670	-67.138	21 ft/4	cabbage palm
A477	863594.3	1109703	-64.267	21 ft/5	cabbage palm
A478	863593.4	1109716	-72.672	20 ft/5	cabbage palm
A479	863526.3	1109736	-71.511	13 ft/5	cabbage palm
A480	863509	1109743	-70.559	32 in/4	laurel oak

A481	863516.7	1109722	-70.573	16 ft/5	cabbage palm
A482	863519.9	1109717	-69.785	15 ft/5	cabbage palm
A483	863528.5	1109703	-71.37	12 ft/5	cabbage palm
A484	863485.9	1109676	-66.245	13 ft/5	cabbage palm
A485	863478.3	1109671	-64.336	13 ft/5	cabbage palm
A486	863432.7	1109655	-66.399	53 in/5	live oak
A487	863420.6	1109655	-63.027	14 ft/5	cabbage palm
A488	863422.9	1109631	-58.345	23 ft/5	cabbage palm
A489	863428.4	1109619	-54.355	15 ft/5	cabbage palm
A490	863404.1	1109699	-45.123	17 ft/5	cabbage palm
A491	863407.7	1109698	-44.296	23 in/5	live oak
A492	863374.5	1109696	-33.112	43 in/5	live oak
A493	863384.8	1109676	-30.405	12 ft/5	cabbage palm
A494	863382.7	1109675	-28.565	18 ft/5	cabbage palm
A495	863379.6	1109676	-28.591	19 ft/5	cabbage palm
A496	863373.2	1109670	-64.969	17 ft/5	cabbage palm
A497	863383.8	1109570	-66.071	21 ft/5	cabbage palm
A498	863383	1109556	-69.884	24 ft/5	cabbage palm
A499	863377.2	1109551	-72.193	25 in/5	live oak
A500	863330.1	1109589	-52.813	102 in/4	live oak
A501	863267	1109501	-71.196	12 ft/5	cabbage palm
A502	863202.2	1109487	-70.038	63 in/3 bark inclusion	live oak
A503	863284.3	1109591	-68.25	26 ft/3 machine damage	cabbage palm
A504	863214.8	1109652	-70.786	15 ft/3 dying canopy	cabbage palm
A505	863222.4	1109745	-70.783	22 in/1 rot vines	laurel oak
A506	863644.3	1109670	-72.348	15 ft/5	cabbage palm
A507	863643.9	1109665	-70.97	16 ft/5	cabbage palm
A508	863671.5	1109724	-73.434	21 ft/5	cabbage palm
A509	863698	1109688	-72.43	16 ft/5	cabbage palm
A510	863688.9	1109508	-72.236	12 ft/5	cabbage palm
A511	863715.4	1109540	-73.073	12 ft/5	cabbage palm
A512	863714.5	1109549	-71.383	14 ft/5	cabbage palm
A513	863718.3	1109554	-73.289	16 ft/5	cabbage palm
A514	863716.9	1109557	-73.729	15 ft/5	cabbage palm
A515	863782.5	1109599	-70.645	33 in/5	laurel oak
A516	863762	1109514	-72.436	16 ft/4	cabbage palm
A517	863754.2	1109411	-74.011	15 ft/3 rot	cabbage palm
A518	863755.7	1109405	-73.276	17 ft/4	cabbage palm
A519	863762.8	1109404	-72.715	18 ft/3 rot	cabbage palm
A520	863844.6	1109455	-74.437	13 ft/5	cabbage palm
A521	863838.5	1109458	-72.63	16 ft/5	cabbage palm

A522	863845.9	1109455	-71.491	16 in/3 insect damage	slash pine
A523	863844.3	1109459	-69.756	26 in/5	laurel oak
A524	863837.5	1109477	-65.865	22 in/3 insect damage trunk damage	slash pine
A525	863834.1	1109482	-64.434	20 ft/5	cabbage palm
A526	863851.5	1109514	-56.403	52 in/4	laurel oak
A527	863916.8	1109510	-46.737	21 ft/5	cabbage palm
A528	863965.9	1109498	-70.202	15 ft/5	cabbage palm
A529	863953.7	1109484	-40.671	13 ft/5	cabbage palm
A530	863953.7	1109468	-32.833	28 in/5	laurel oak
A531	863961.5	1109462	-74.234	17 ft/5	cabbage palm
A532	863980.1	1109441	-73.109	15 ft/3 vines	cabbage palm
A533	864007.2	1109439	-72.357	12 ft/5	cabbage palm
A534	864019.8	1109457	-68.519	20 ft/5	cabbage palm
A535	864014.8	1109460	-71.176	22 ft/3 vines	cabbage palm
A536	864037.4	1109446	-72.075	22 ft/4	cabbage palm
A537	864052.6	1109455	-71.508	16 ft/4	cabbage palm
A538	864063.3	1109432	-70.674	20 ft/5	cabbage palm
A539	864063.4	1109428	-66.714	15 ft/5	cabbage palm
A540	864053.1	1109428	-62.918	16 ft/5	cabbage palm
A541	864072.6	1109444	-73.844	15 ft/5	cabbage palm
A542	864068.4	1109442	-76.747	16 in/5	slash pine
A543	864069.5	1109443	-76.577	14 in/5	cabbage palm
A544	864076.7	1109428	-76.734	26 ft/5	cabbage palm
A545	864117.3	1109422	-69.408	22 ft/5	cabbage palm
A546	864123.8	1109465	-72.594	28 ft/5	cabbage palm
A547	864128.2	1109430	-73.512	14 ft/5	cabbage palm
A548	864133.8	1109464	-74.575	25 ft/5	cabbage palm
A549	864138.2	1109474	-67.544	38 in/5	laurel oak
A550	864136.2	1109479	-70.402	15 in/3 rot	slash pine
A551	864166.1	1109486	-75.822	30 ft/5	cabbage palm
A552	864189.4	1109473	-67.863	24 in/5	laurel oak
A553	864194.1	1109461	-68.726	15 ft/5	cabbage palm
A554	864197.7	1109465	-73.119	18 ft/5	cabbage palm
A555	864213.5	1109462	-78.128	16 ft/5	cabbage palm
A556	864215.5	1109449	-76.042	14 ft/5	cabbage palm
A557	864245.5	1109458	-75.399	18 ft/3 vines	cabbage palm
A558	864227.4	1109485	-69.579	15 in/5	slash pine
A559	864192.7	1109513	-66.452	15 ft/4	cabbage palm
A560	864258.8	1109503	-62.659	21 in/4	slash pine
A561	864234.1	1109510	-61.294	20 in/5	
A562	864235.3	1109514	-71.114	16 ft/5	cabbage palm

A563	864200.3	1109550	-64.372	15 ft/5	cabbage palm
A564	864233.5	1109541	-55.028	20 in/5	slash pine
A565	864252.8	1109531	-55.681	15 ft/4	cabbage palm
A566	864259.6	1109558	-64.943	15 ft/5	cabbage palm
A567	864236.8	1109589	-66.399	23 in/5	slash pine
A568	864270.5	1109607	-67.348	22 in/5	slash pine
A569	864266	1109615	-34.257	15 ft/4	cabbage palm
A570	864261.8	1109618	-34.326	16 ft/5	cabbage palm
A571	864229.5	1109623	-66.921	10 in/3 vines	slash pine
A572	864248.9	1109661	-61.18	9 in/2 vines	slash pine
A573	864263.8	1109673	-68.663	26 in/5	slash pine
A574	864260.6	1109697	-67.935	20 in/3 rot	slash pine
A575	864237.1	1109732	-68.601	26 in/3 rot	slash pine
A576	864223.7	1109714	-72.115	21 in/4	slash pine
A577	864237.5	1109684	-70.015	18 ft/4	cabbage palm
A578	864007.4	1109480	-65.359	15 ft/3 vines	cabbage palm
A579	864033.7	1109483	-55.756	19 ft/4	cabbage palm
A580	864078.6	1109477	-38.893	16 in/3 trunk damage rot	slash pine
A581	864111.2	1109450	-67.685	13 ft/5	cabbage palm
A582	864092.9	1109473	-71.488	20 ft/5	cabbage palm
A583	864116.9	1109476	-65.422	23 in/5	slash pine
A584	864125.8	1109492	-78.102	24 ft/5	cabbage palm
A585	864120.5	1109481	-67.426	18 ft/5	cabbage palm
A586	864159.6	1109537	-75.72	12 ft/5	cabbage palm
A587	864158	1109518	-73.191	15 ft/5	cabbage palm
A588	864151.7	1109520	-67.925	16 in/5	slash pine
A589	864123.3	1109493	-62.659	22 ft/5	cabbage palm
A590	864086.8	1109494	-67.305	20 ft/5	cabbage palm
A591	864079.5	1109515	-71.711	15 in/3 vines	slash pine
A592	864082.4	1109519	-68.266	17 ft/5	cabbage palm
A593	864021	1109493	-71.199	12 ft/5	cabbage palm
A594	863993.4	1109505	-76.094	25 in/3 rot	laurel oak
A595	863985.5	1109525	-72.052	18 ft/5	cabbage palm
A596	863990.9	1109530	-65.753	28 in/5	slash pine
A597	863994.9	1109531	-76.104	22 ft/5	cabbage palm
A598	863995	1109528	-68.109	20 ft/5	cabbage palm
A599	863992.4	1109533	-77.656	12 ft/5	cabbage palm
A600	863985.3	1109535	-72.876	14 ft/5	cabbage palm
A601	863992.1	1109536	-67.046	16 in/5	slash pine
A602	864014.4	1109498	-69.716	13 ft/5	cabbage palm
A603	864023.5	1109546	-72.377	19 ft/3 trunk damage	cabbage palm

A604	864108.6	1109539	-57.64	23 ft/4	cabbage palm
A605	864134.7	1109538	-60.911	9 in/5	slash pine
A606	864140.4	1109539	-69.526	16 in/5	slash pine
A607	864149.4	1109546	-73.269	28 in/5	laurel oak
A608	864152.3	1109560	-71.931	16 ft/5	cabbage palm
A609	864143.9	1109561	-62.981	20 in/5	slash pine
A610	864142.9	1109557	-62.344	21 in/5	slash pine
A611	864134.6	1109572	-52.479	25 ft/5	cabbage palm
A612	864066	1109567	-71.147	18 ft/5	cabbage palm
A613	864026.4	1109575	-21.019	26 in/5	live oak
A614	863980.5	1109551	-2.584	18 ft/5	cabbage palm
A615	864049.8	1109624	-73.745	23 ft/4	cabbage palm
A616	864064	1109606	-66.878	22 ft/5	cabbage palm
A617	864073.2	1109598	-62.305	22 ft/3 trunk damage vines	cabbage palm
A618	864083.6	1109661	-47.505	14 ft/5	cabbage palm
A619	864114	1109626	-62.666	16 ft/3 hollow	cabbage palm
A620	864126.8	1109614	-51.239	15 ft/5	cabbage palm
A621	864133.9	1109611	-62.807	22 ft/3 vines	slash pine
A622	864131	1109594	-65.874	12 ft/5	cabbage palm
A623	864134.3	1109592	-66.993	16 in/5	slash pine
A624	864130.4	1109593	-67.325	16 in/5	slash pine
A625	864112.9	1109671	-73.84	46 in/5	laurel oak
A626	864098.6	1109653	-66.997	16 ft/5	cabbage palm
A627	864052.3	1109663	-69.782	17 ft/4	cabbage palm
A628	864029.3	1109653	-58.427	27 in/5	live oak
A629	863994.8	1109688	-63.598	16 ft/5	cabbage palm
A630	863985.3	1109678	-69.26	21 in/5	slash pine
A631	863992.4	1109702	-69.09	39 in/5	laurel oak
A632	864026.9	1109713	-65.632	18 ft/5	cabbage palm
A633	864021.7	1109712	-64.687	22 in/3 vines insect damage	slash pine
A634	864041.7	1109715	-69.871	13 ft/4	cabbage palm
A635	864050.5	1109711	-67.515	27 in/3 rot vines	slash pine
A636	864057.3	1109702	-65.195	16 ft/5	cabbage palm
A637	864067.3	1109702	-64.752	10 in/5	laurel oak
A638	864055.1	1109693	-63.023	16 ft/5	cabbage palm
A639	864056.2	1109686	-54.408	21 in/3 vines rot	slash pine
A640	863995.8	1109742	-73.863	12 ft/3 vines growing into pine	cabbage palm
A641	863998	1109743	-72.197	17 in/5	slash pine
A642	864139.6	1109858	-72.708	16 ft/5	cabbage palm
A643	864215.6	1109941	-73.135	19 ft/3 dying canopy vines	cabbage palm
A644	864165.1	1109920	-72.42	10 in/3 insect damage	slash pine

A645	864146.5	1109928	-70.927	21 in/2 trunk damage rot	slash pine
A646	864114.5	1109912	-73.115	16 ft/5	cabbage palm
A647	864061.7	1109907	-73.125	15 ft/3 trunk damage	cabbage palm
A648	864048.6	1109896	-72.843	15 ft/3 trunk damage	cabbage palm
A649	864004.4	1109929	-72.613	16 ft/3 trunk damage	cabbage palm
A650	864067.8	1109985	-71.652	16 ft/5	cabbage palm
A651	864069.6	1109986	-71.823	16 ft/5	cabbage palm
A652	864055.1	1110001	-73.732	17 ft/5	cabbage palm
A653	864105.1	1110014	-72.019	16 in/4	slash pine
A654	864109.1	1110030	-67.882	20 ft/4	cabbage palm
A655	864191.9	1110035	-72.705	13 ft/4	cabbage palm
A656	864155.8	1110118	-71.18	19 ft/4	cabbage palm
A657	864155.1	1110120	-71.606	21 in/4	slash pine
A658	864162.1	1110170	-73.604	21 ft/3 trunk damage dying canopy	cabbage palm
A659	864128.8	1110169	-73.407	15 ft/5	cabbage palm
A660	864031.6	1110170	-73.427	16 ft/4	cabbage palm
A661	864027.3	1110190	-73.25	18 ft/5	cabbage palm
A662	864010.5	1110178	-73.102	16 in/5	slash pine
A663	863964.6	1110167	-73.666	17 ft/5	cabbage palm
A664	863961.4	1110161	-73.233	19 ft/5	cabbage palm
A665	863992.1	1110138	-72.252	17 ft/5	cabbage palm
A666	863991.8	1110137	-72.708	17 ft/5	cabbage palm
A667	863936.1	1110130	-73.716	14 ft/5	cabbage palm
A668	863937	1110119	-74.182	27 in/2 rot insect damage	slash pine
A669	863941.5	1110115	-69.063	16 ft/5	cabbage palm
A670	863939.2	1110113	-66.829	12 ft/5	cabbage palm
A671	863920.6	1110035	-65.792	15 ft/4	cabbage palm
A672	863918.3	1110031	-62.79	27 in/4	slash pine
A673	863918.4	1109972	-69.424	19 in/3 trunk damage	slash pine
A674	863961	1109982	-73.975	12 ft/5	cabbage palm
A675	863963.1	1109994	-75.842	13 ft/5	cabbage palm
A676	863968.9	1109990	-74.405	22 ft/5	cabbage palm
A677	863970.6	1109989	-73.365	20 ft/5	cabbage palm
A678	863972.4	1109989	-76.13	22 ft/5	cabbage palm
A679	863963.8	1109981	-74.661	12 ft/5	cabbage palm
A680	863998.2	1110015	-77.6	14 ft/5	cabbage palm
A681	863997.9	1110107	-70.776	23 in/5	slash pine
A682	864019.2	1110105	-71.291	12 ft/5	cabbage palm
A683	863898.6	1110334	-78.388	18 ft/5	cabbage palm
A684	863894.7	1110343	-78.516	16 ft/5	cabbage palm
A685	863855.4	1110358	-69.792	17 in/2 rot trunk damage	slash pine

A686	863856.7	1110371	-70.307	16 in/5	slash pine
A687	863869.7	1110412	-70.389	17 ft/5	cabbage palm
A688	863864.2	1110419	-69.818	17 in/4	slash pine
A689	863823.5	1110406	-70.264	10 in/5	slash pine
A690	863821	1110403	-70.779	12 ft/5	cabbage palm
A691	863818.8	1110447	-69.437	14 ft/4	cabbage palm
A692	863809.9	1110455	-66.823	19 ft/5	cabbage palm
A693	863777.5	1110497	-72.843	13 ft/4	cabbage palm
A694	863824.9	1110514	-72.872	14 ft/5	cabbage palm
A695	863824.2	1110518	-72.495	12 ft/5	cabbage palm
A696	863824.1	1110563	-71.652	12 ft/3 vines growing into oak	cabbage palm
A697	863823.4	1110564	-72.443	64 in/4 two main	live oak
A698	863707.3	1110654	-70.182	16 in/5	slash pine
A699	863658.8	1110669	-70.927	11 in/3 vines	slash pine
A700	863652.3	1110665	-72.925	13 ft/5	cabbage palm
A701	864154.7	1109162	-74.027	12 ft/5	cabbage palm
A702	864307.8	1109205	-67.705	48 in/4	laurel oak
A703	864310.9	1109217	-71.662	17 ft/5	cabbage palm
A704	864307	1109235	-71.311	32 in/5	laurel oak
A705	863992.6	1109068	-73.463	15 ft/3 rot	cabbage palm
A706	863967.6	1109074	-72.669	24 in/5 two main	laurel oak
A707	864321.7	1109161	-74.369	15 ft/4	cabbage palm
A708	864319.9	1109508	-67.069	11 in/4 two main	laurel oak
A709	864300.3	1109521	-66.514	21 ft/4	cabbage palm
A710	864297.5	1109530	-63.184	20 in/4	slash pine
A711	864299.4	1109576	-67.098	22 in/3 insect damage rot	slash pine
A712	864307.1	1109578	-75.556	14 ft/5	cabbage palm
A713	864308.9	1109584	-90.789	13 in/4	slash pine
A714	864310.1	1109599	-60.481	12 ft/5	cabbage palm
A715	864296.8	1109646	-57.397	26 in/5	laurel oak
A716	864299.6	1109653	-65.894	21 in/5	slash pine
A717	864323.5	1109718	-66.37	9 in/5	laurel oak
A718	864299.9	1109997	-73.407	26 in/5	slash pine
A719	864304.6	1110001	-72.128	16 ft/5	cabbage palm
A720	864302.1	1110037	-77.489	23 in/5	slash pine
A721	864301.6	1110064	-74.651	14 ft/5	cabbage palm
A722	864298.9	1110202	-66.846	15 in/5	slash pine
A723	864284.5	1110354	-73.647	17 ft/5	cabbage palm
A724	864297.4	1110446	-77.951	15 ft/5	cabbage palm
A725	864302.7	1110444	-73.306	18 ft/5	cabbage palm
A726	864294.8	1110472	-72.046	13 ft/5	cabbage palm

A727	864046.6	1110487	-72.111	27 in/3 rot	slash pine
A728	863806.7	1110081	-73.046	15 in/4	slash pine
A729	863773.1	1110092	-72.38	21 in/3 rot	slash pine
A730	863770.4	1110088	-69.976	21 in/3 rot	slash pine
A731	863772.5	1110133	-68.456	15 in/4	slash pine
A732	863776	1110129	-68.962	43 in/3 rot	laurel oak
A733	863779.5	1110141	-69.815	21 ft/1 rot trunk damage	cabbage palm
A734	863775.9	1110147	-72.535	22 ft/4	cabbage palm
A735	863748.1	1110155	-72.846	13 in/5	slash pine
A736	863712.5	1110172	-72.016	18 in/4	slash pine
A737	863725.8	1110124	-71.744	21 in/3 rot	slash pine
A738	863738.2	1110116	-72.069	10 in/3 rot	slash pine
A739	863699.7	1110123	-68.85	16 ft/5	cabbage palm
A740	863697.4	1110127	-68.391	22 in/4	slash pine
A741	863686.2	1110163	-63.043	14 ft/5	cabbage palm
A742	863672	1110151	-61.734	22 in/5	slash pine
A743	863668.8	1110144	-61.147	22 in/5	slash pine
A744	863669.9	1110146	-57.351	15 ft/5	cabbage palm
A745	863660	1110143	-54.264	15 ft/5	cabbage palm
A746	863670.2	1110134	-45.95	16 ft/5	cabbage palm
A747	863671.2	1110132	-46.383	18 ft/5	cabbage palm
A748	863708.4	1110060	-74.175	16 ft/4	cabbage palm
A749	863709.9	1110061	-72.722	22 in/5	strangler fig
A750	863715.9	1110031	-73.351	16 in/5	slash pine
A751	863709.7	1110030	-73.338	15 in/4	slash pine
A752	863704.3	1110041	-69.785	14 in/4	slash pine
A753	863670.7	1110041	-62	14 in/4	slash pine
A754	863670.9	1110056	-64.336	19 in/3 rot insect damage	slash pine
A755	863647.3	1110055	-64.903	22 in/5	slash pine
A756	863604.2	1110041	-69.998	22 in/3 trunk damage	slash pine
A757	863648.2	1110125	-78.197	18 ft/5	cabbage palm
A758	863604.1	1110133	-73.401	27 in/4	slash pine
A759	863580.1	1110128	-71.914	26 in/4	slash pine
A760	863580.2	1110113	-72.252	20 ft/5	cabbage palm
A761	863514.6	1110011	-71.527	17 in/5	slash pine
A762	863486.6	1110028	-71.727	22 in/5	slash pine
A763	863384.9	1110004	-73.145	14 ft/5	cabbage palm
A764	863346.8	1110024	-70.694	22 in/5	slash pine
A765	863529.2	1110277	-76.33	15 in/5	slash pine
A766	863545.1	1110296	-74.644	9 in/5	slash pine
A767	863550.2	1110295	-75.123	9 in/5	slash pine

A768	863558.4	1110324	-75.077	16 ft/5	cabbage palm
A769	863532.9	1110336	-80.366	16 ft/5	cabbage palm
A770	863484.1	1110321	-78.168	15 in/5	slash pine
A771	863482.1	1110320	-77.823	22 in/5	slash pine
A772	863459.9	1110182	-74.329	22 in/5	slash pine
A773	863455.7	1110163	-73.883	25 in/4	slash pine
A774	863281.9	1110081	-71.892	16 ft/4	cabbage palm
A775	863286.5	1110081	-71.573	14 ft/4	cabbage palm
A776	863213.9	1110167	-74.054	19 ft/5	cabbage palm
A777	863306.3	1110268	-71.583	14 ft/3 hollow	cabbage palm
A778	863352	1110314	-71.747	16 ft/5	cabbage palm
A779	863413	1110324	-71.084	16 ft/5	cabbage palm
A780	863313.6	1110365	-71.823	14 ft/4	cabbage palm
A781	863310.5	1110362	-71.77	14 ft/4	cabbage palm
A782	863209.7	1110328	-70.5	17 ft/5	cabbage palm
A783	863203.6	1110320	-70.664	18 ft/3 rot	cabbage palm
A784	862673	1109953	-57.453	12 ft/5	cabbage palm
A785	862809.8	1109847	-64.382	12 ft/5	cabbage palm
A786	862269.4	1110223	-71.14	16 ft/5	cabbage palm
A787	862265.4	1110220	-71.783	14 ft/5	cabbage palm
A788	862225.7	1110196	-69.949	16 ft/4	cabbage palm
A789	862204.2	1110174	-70.395	15 ft/5	cabbage palm
A790	862203	1110170	-70.028	14 ft/4	cabbage palm
A791	862243.5	1110090	-70.546	15 ft/4	cabbage palm
A792	862091.4	1110076	-69.785	14 ft/5	cabbage palm
A793	862058.2	1110058	-68.745	13 ft/3 trunk damage	cabbage palm
A794	862056.4	1110063	-67.587	14 ft/5	cabbage palm
A795	861829.6	1110049	-62.403	13 ft/5	cabbage palm
A796	861850.4	1110109	-60.415	14 ft/4	cabbage palm
A797	861811.9	1110151	-70.025	16 ft/4	cabbage palm
A798	861873.3	1110260	-64.736	20 in/5	slash pine
A799	862017.7	1110157	-69.07	15 ft/4	cabbage palm
A800	862012.9	1110149	-69.067	17 ft/3 trunk damage	cabbage palm
A801	862048	1110260	-69.122	16 ft/5	cabbage palm
A802	864301.5	1110780	-68.926	22 ft/5	cabbage palm
A803	864288.8	1110738	-79.054	22 in/4	slash pine
base	850395.4	1184618	-38.212	Base Setup	
GT1	864263.2	1110852	-71.396	active	
GT2	863950	1111017	-69.92	active	
reference 1	861869.6	1110238	-62.702	power pole 28222 inside property near west edge	

reference 2	861967.8	1110259	-69.095	power pole 28223 inside property near west edge	
reference 3	862031	1110276	-68.778	power pole 28224 inside property near west edge	
reference 4	861837.7	1110475	-70.153	facing the road	left gate post
reference 5	861839.4	1110505	-70.166	facing the road	right gate post

MITIGATION LEGEND

TREE TO BE REMOVED OR CABBAGE PALM TO BE RELOCATED

TREE TO BE PRESERVED

TREE TO BE RELOCATED

NOTE:
TREES TO REMAIN WILL BE PROTECTED AND BARRICADED IN PLACE.
REFER TO SHEET THREE FOR TREES TO BE REMOVED REQUIRING MITIGATION. NOT ALL TREES SHOWN ON THIS INVENTORY TO BE REMOVED REQUIRE MITIGATION.
ALL TREES ARE SHOWN FOR CONSTRUCTION AND PRESERVATION PURPOSES.
TREES NOTATED WITH "*" ARE DETERMINED IN POOR HEALTH BY CERTIFIED ARBORIST AND ARE EXCLUDED FROM IRC SECTION 926.12.(3).(a) REQUIREMENTS PER SECTION 926.07.(2).(c) PROVISIONS.

MITIGATION FEE IN LIEU: $95,200

CALCULATIONS:

OAKS

*THE REQUIRED MINIMUM TREE SIZE FOR A CANOPY TREE IS 12' OVERALL HEIGHT AND 2-1/2" CALIPER

*1041" DBH TO BE MITIGATED FOR IN SYMPHONY LAKES
*89" DBH OF OAKS (4"-12") PRESERVED IN PLACE
*1248" DBH OF PINES PRESERVED IN PLACE

* EVERY 2" PLANTED COUNTED TOWARDS 1" MITIGATION CREDIT
*OUTSTANDING OAK INCHES REQUIRING PAYMENT
(IN FEE-IN-LIEU OF PLANTING):
952"DBH X $100/INCH
952" X 100 = $95,200
***0**" OF HARDWOODS (4"-12" OAKS AND SLASH PINES CREDITS) ARE BEING PRESERVED ON SITE ABOVE THE REQUIRED MITIGATION BASED UPON CERTIFIED ARBORIST'S TREE HEALTH ASSESSMENT

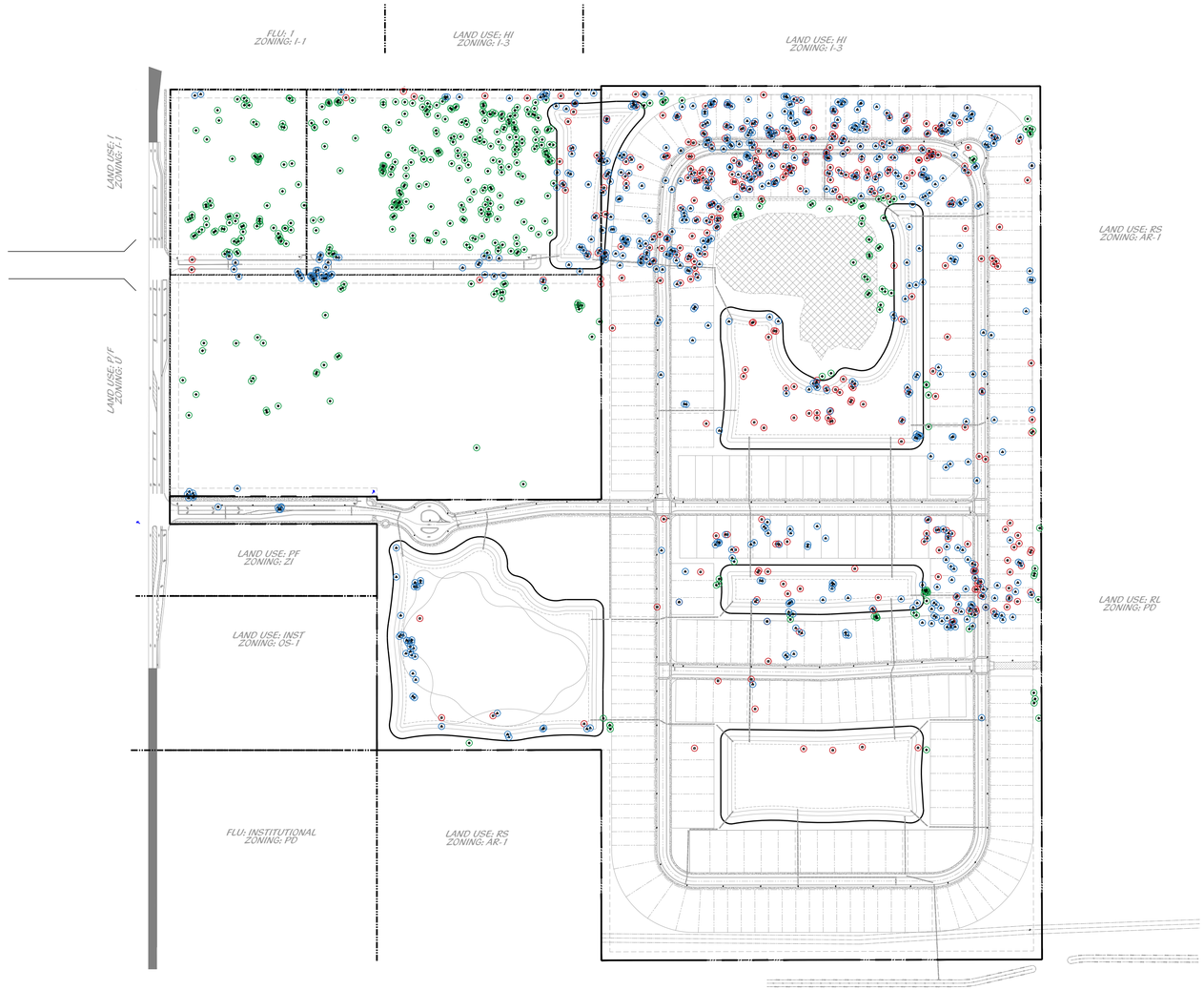
SABAL PALMS

*THE REQUIRED MINIMUM TREE SIZE FOR A SABAL PALM IS 10' OVERALL HEIGHT

*0 SABAL PALMS TO BE MITIGATED FOR IN SYMPHONY LAKES
*PALMS TO BE RELOCATED IN DEDICATED PRESERVATION TRACTS

MITIGATION ($250 PER SABAL PALM)
X x 250 = $00,000

TOTAL FEE IN LIEU OF: $95,200 + $0,000 = $95,200



PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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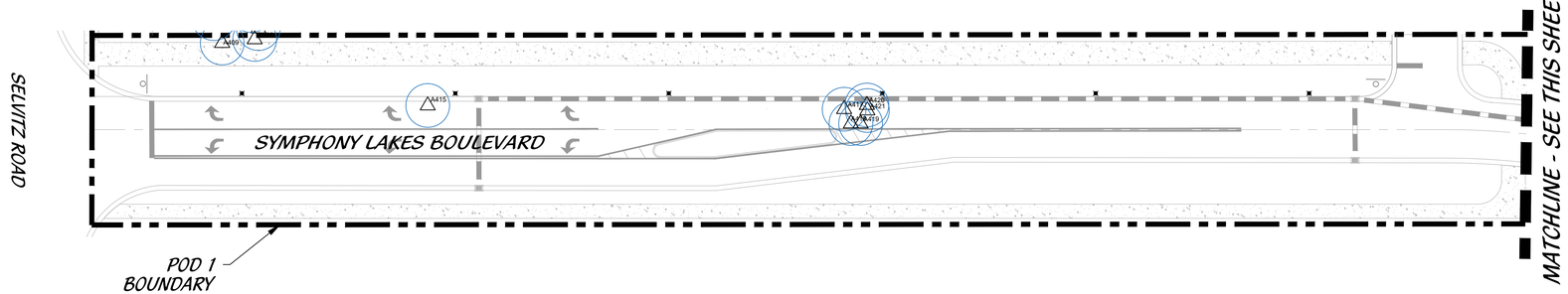
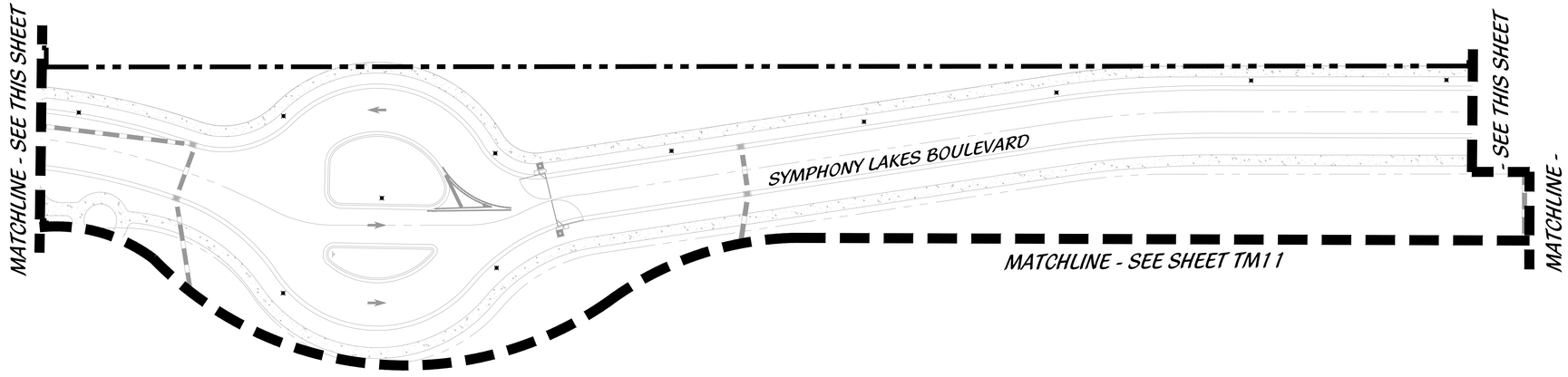
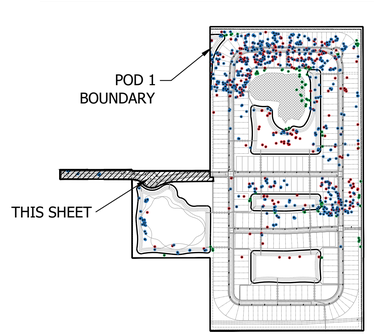




KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET TM2 OF 18

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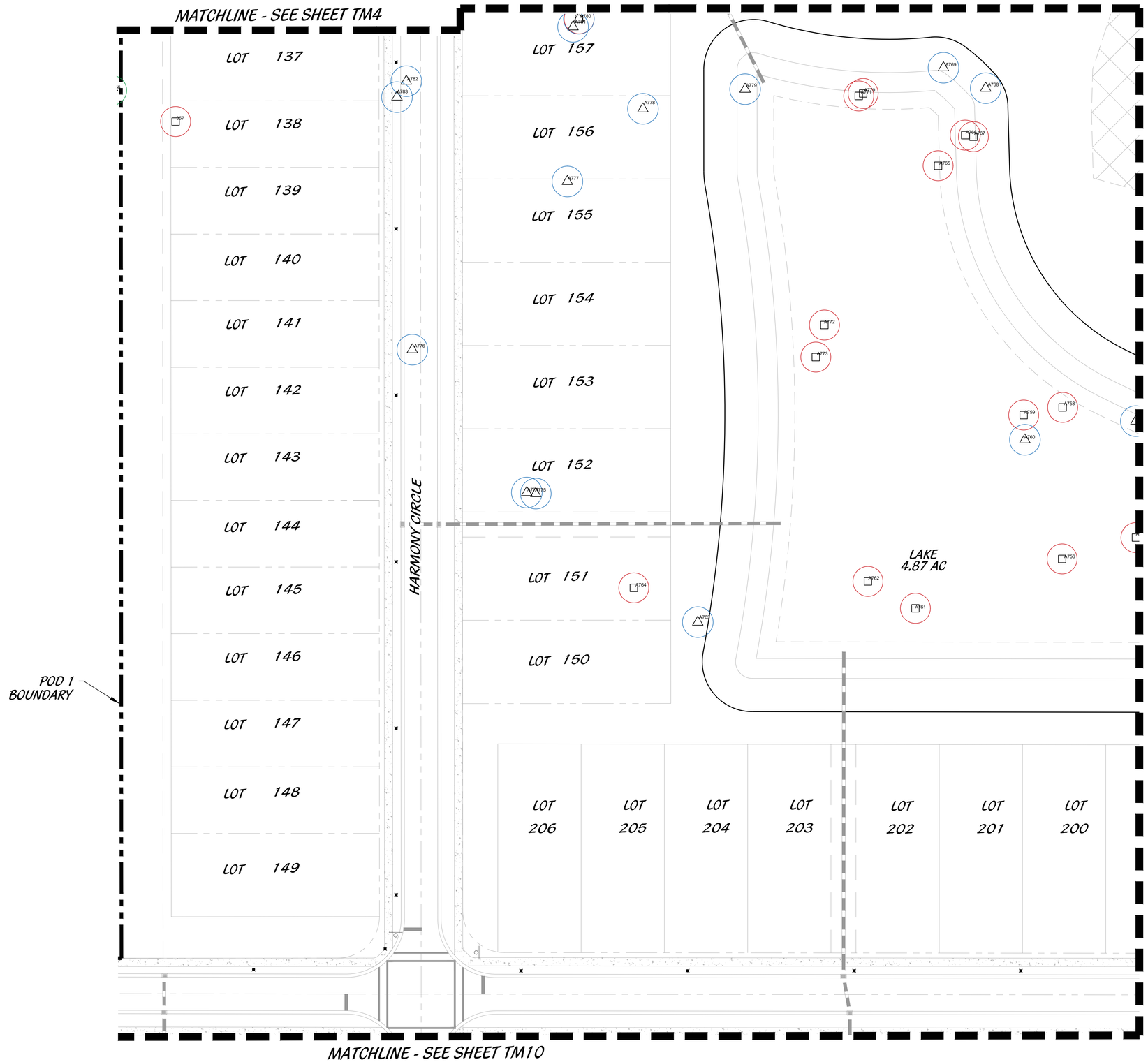

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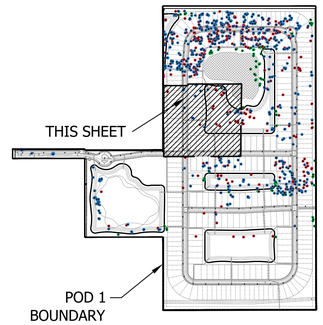

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET TM3 OF 18

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CANAL NO. 101

LAKE 2 AC

LOT 122 | LOT 121 | LOT 120 | LOT 119 | LOT 118 | LOT 117 | LOT 116 | LOT 115 | LOT 114

LOT 123 | LOT 124 | LOT 125 | LOT 126 | LOT 127 | LOT 128 | LOT 129 | LOT 130 | LOT 131 | LOT 132 | LOT 133 | LOT 134 | LOT 135 | LOT 136

LOT 165 | LOT 164 | LOT 166 | LOT 167 | LOT 168 | LOT 169 | LOT 163 | LOT 162 | LOT 161 | LOT 160 | LOT 159 | LOT 158

HARMONY CIRCLE

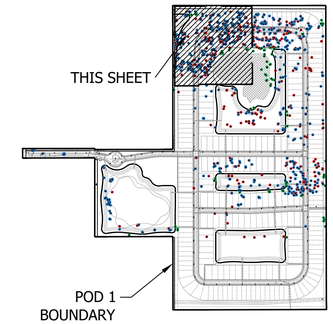
POD 1 BOUNDARY

MATCHLINE - SEE SHEET TM5

MATCHLINE - SEE SHEET TM3

EXISTING CONSERVATION EASEMENT
(3.8 AC, PART OF PD)

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SHEET TM4 OF 18

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CANAL NO. 101

HARMONY CIRCLE

LAKE 4.87 AC

LOT 113
LOT 112
LOT 111
LOT 110
LOT 109
LOT 108
LOT 107
LOT 106
LOT 105
LOT 104
LOT 103
LOT 102
LOT 101
LOT 100
LOT 99
LOT 98
LOT 97
LOT 96
LOT 95
LOT 94
LOT 93
LOT 92
LOT 91
LOT 90
LOT 171
LOT 172
LOT 174
LOT 175
LOT 170
LOT 173
LOT 176
LOT 177
LOT 178
LOT 179
LOT 180
LOT 181

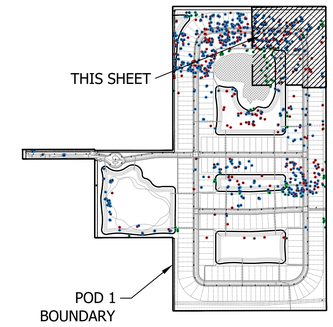
CHRISTENSEN ROAD

POD 1 BOUNDARY

MATCHLINE - SEE SHEET TM4

MATCHLINE - SEE SHEET TM6

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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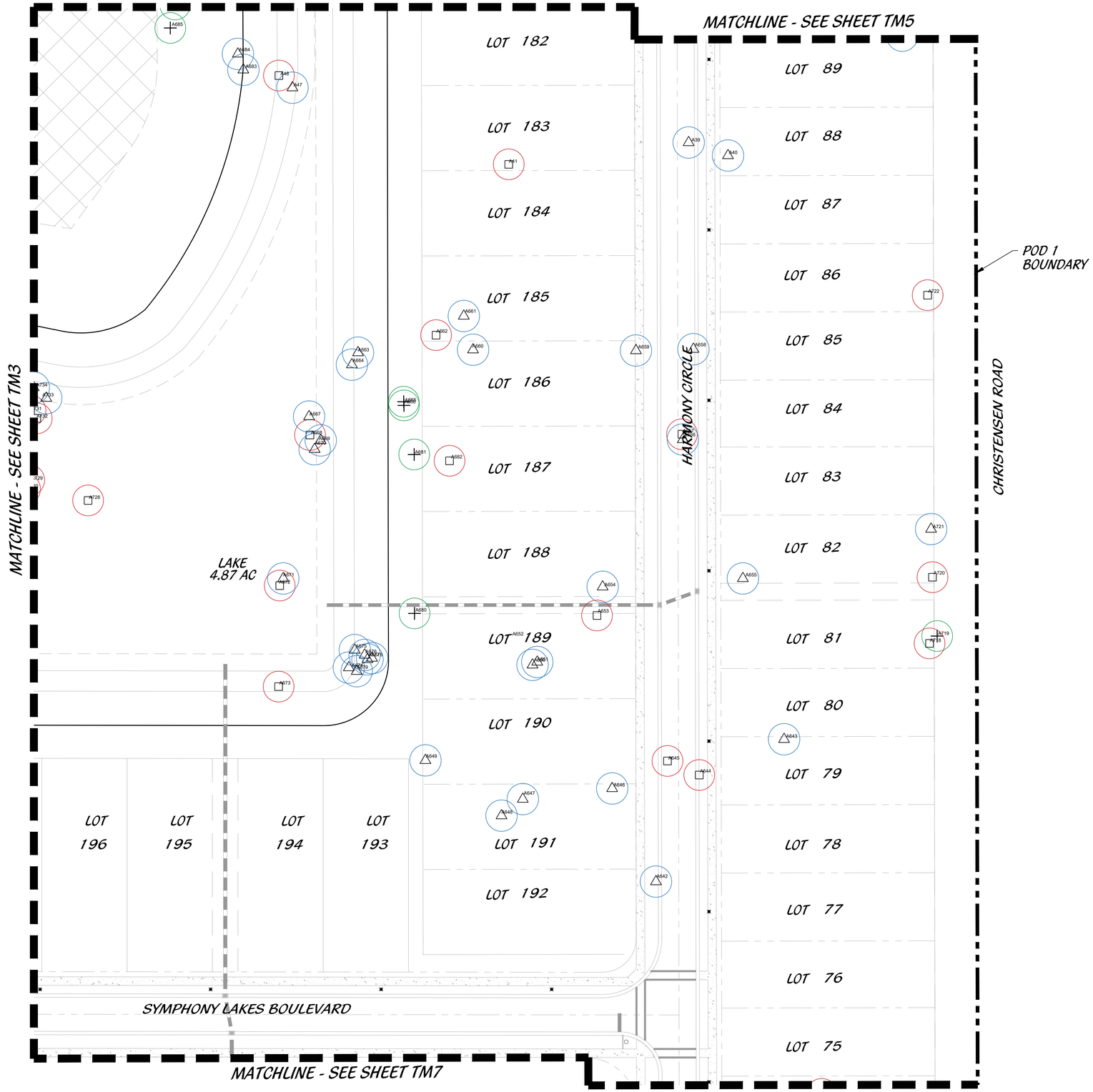

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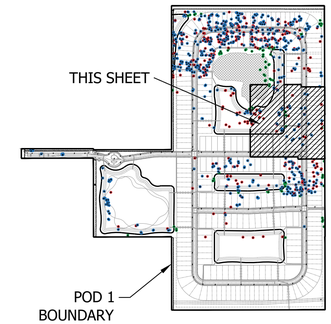

LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

- STOP SIGN
- DO NOT ENTER
- PEDESTRIAN CROSSING
- STREET LIGHT
- PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

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Scale: 1" = 30'-0"

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SHEET TM6 OF 18

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MATCHLINE - SEE SHEET TM6

MATCHLINE - SEE SHEET TM10

MATCHLINE - SEE SHEET TM8

LOT 216 | LOT 217 | LOT 218 | LOT 219 | LOT 220 | LOT 221 | LOT 222

LOT 226 | LOT 227 | LOT 228

LAKE 2.02 AC

HARMONY CIRCLE

CHRISTENSEN ROAD

LOT 74 | LOT 73 | LOT 72 | LOT 71 | LOT 70 | LOT 69 | LOT 68 | LOT 67 | LOT 66 | LOT 65 | LOT 64 | LOT 63 | LOT 62 | LOT 61 | LOT 60

POD 1 BOUNDARY

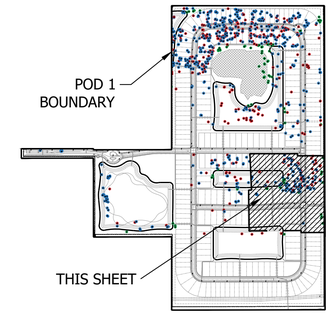
LOT 237 | LOT 238 | LOT 239 | LOT 240 | LOT 241 | LOT 242 | LOT 243 | LOT 244

AVA LANE

LOT 252 | LOT 251 | LOT 250 | LOT 249 | LOT 248 | LOT 247 | LOT 246 | LOT 245

LOT 286

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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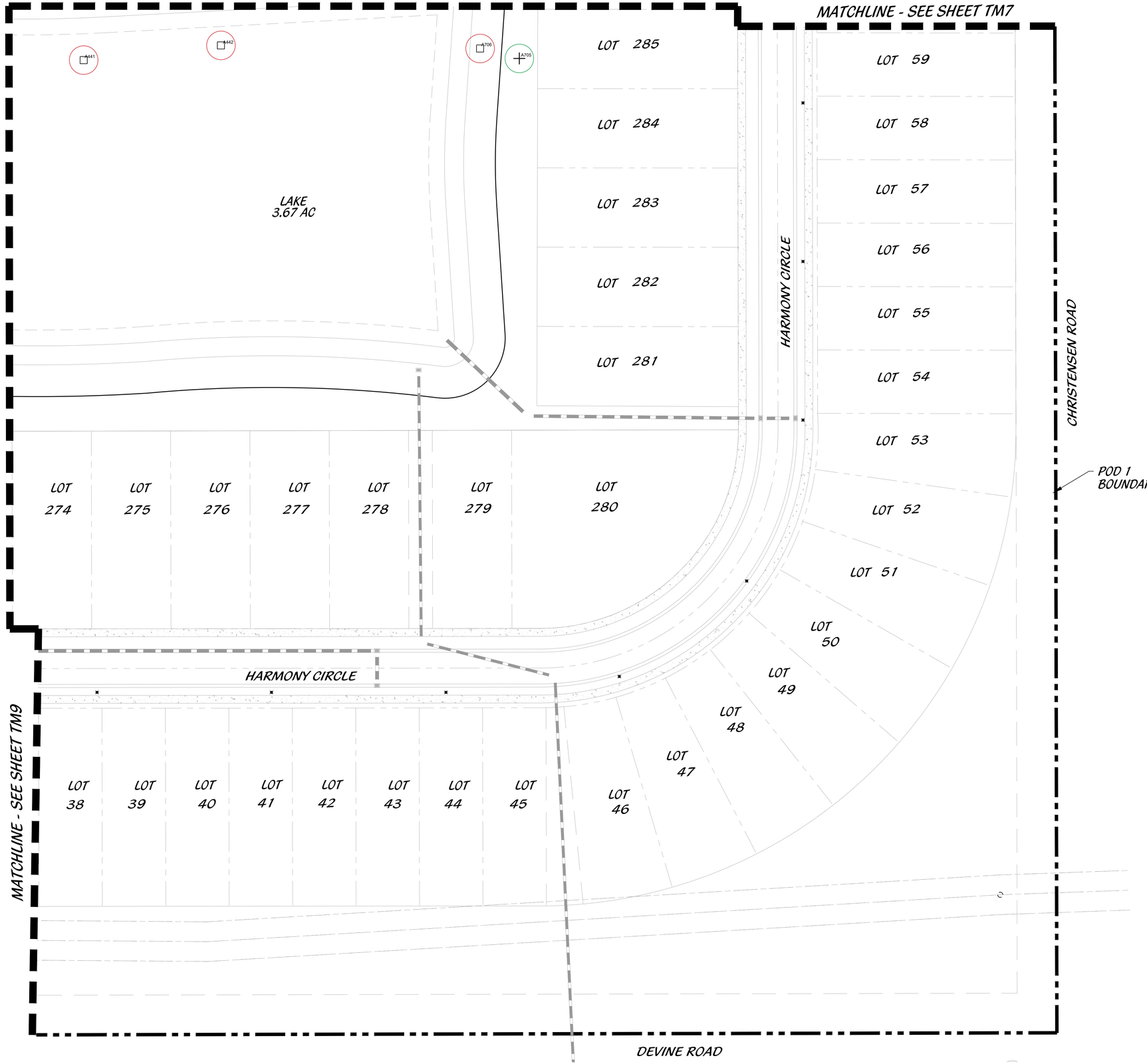
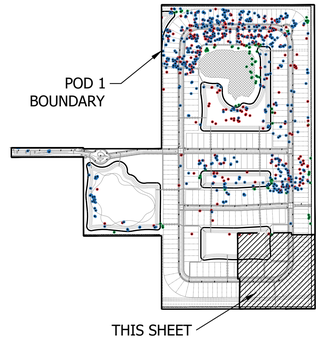


KEY MAP



LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT TREE MITIGATION PLAN

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Scale: 1" = 30'-0"

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MATCHLINE - SEE SHEET TM10

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 262
LOT 263
LOT 264
LOT 265
LOT 266
LOT 267
LOT 268
LOT 269
LOT 270
LOT 271
LOT 272
LOT 273

HARMONY CIRCLE

LAKE
3.67 AC

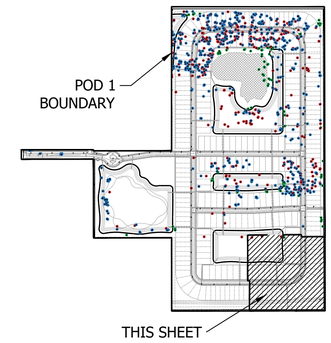
HARMONY CIRCLE

POD 1
BOUNDARY

MATCHLINE - SEE SHEET TM8

DEVINE ROAD

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

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APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

SHEET TM9 OF 18

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MATCHLINE - SEE SHEET TM3

MATCHLINE - SEE SHEET TM11

MATCHLINE - SEE SHEET TM10

MATCHLINE - SEE SHEET TM9

HARMONY CIRCLE

AVA LANE

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16

LOT 207
LOT 208
LOT 209
LOT 210
LOT 211
LOT 212
LOT 213
LOT 214
LOT 215

LOT 223
LOT 224
LOT 225

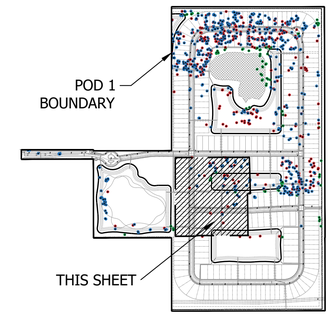
LOT 229
LOT 230
LOT 231
LOT 232
LOT 233
LOT 234
LOT 235
LOT 236

LOT 260
LOT 259
LOT 258
LOT 257
LOT 256
LOT 255
LOT 254
LOT 253

LOT 261

LAKE
2.02 AC

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

SHEET TM10 OF 18

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MATCHLINE - SEE SHEET TM2

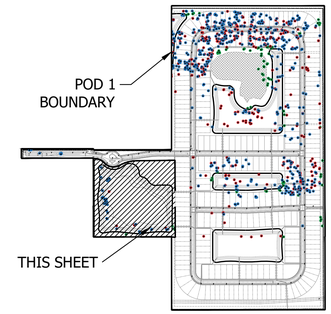
~REC TRACT~

EXISTING LAKE
7.12 AC

MATCHLINE - SEE SHEET TM10

POD 1 BOUNDARY

KEY MAP



LEGEND

LB	LANDSCAPE BUFFER
LS	LANDSCAPE
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL
DE	DRAINAGE EASEMENT

STOP SIGN
DO NOT ENTER
PEDESTRIAN CROSSING
STREET LIGHT
PRESERVE

PLANNED DEVELOPMENT TREE MITIGATION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	21-1214
DATE	05-15-25
REVISIONS	

SHEET TM11 OF 18

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
1	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
2	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
3	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
4	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	1
5	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
6	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
7	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
8	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
9	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
10	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
11	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
12	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
13	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
14	SLASH PINE	PINUS ELLIOTTII	24"	4	REMOVE			1	0
15	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
16	SLASH PINE	PINUS ELLIOTTII	27"	4	PRESERVE			0	
17	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
18	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
19	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
20	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
21	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
22	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
23	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
24	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
25	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
26	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
27	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
28	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
29	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
30	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
31	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
32	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
33	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
34	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
35	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
36	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
37	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
38	SLASH PINE	PINUS ELLIOTTII	11"	3	PRESERVE			0	1
39	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
40	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
41	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
42	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
43	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
44	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
45	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
46	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
47	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
48	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
49	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
50	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
51	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
52	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
53	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
54	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
55	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
56	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
57	SLASH PINE	PINUS ELLIOTTII	9"	5	PRESERVE			0	1
58	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
59	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
60	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
61	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
62	CABBAGE PALM	SABAL PALMETTO	24"	5	PRESERVE			0	1
63	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
64	STRANGLER FIG	FICUS AUREA	17"	5	PRESERVE			0	1
65	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
66	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
67	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
68	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
69	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
70	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
71	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
72	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
73	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
74	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
75	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
76	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	
77	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
78	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
79	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
80	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
81	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
82	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
83	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
84	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
85	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
86	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
87	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
88	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
89	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
90	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
91	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
92	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
93	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
94	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
95	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
96	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
97	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
98	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
99	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
100	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
101	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
102	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
103	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
104	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
105	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
106	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
107	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
108	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
109	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
110	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
111	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
112	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
113	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
114	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
115	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
116	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
117	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
118	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
119	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
120	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
121	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
122	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
123	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
124	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
125	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
126	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
127	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
128	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
129	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
130	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
131	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
132	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
133	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
134	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
135	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	
136	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
137	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
138	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
139	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
140	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
141	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
142	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
143	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
144	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
145	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
146	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
147	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
148	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
149	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
150	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
151	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
152	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
153	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
154	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
155	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
156	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	
157	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
158	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
159	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
160	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
161	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
162	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
163	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	
164	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
165	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
166	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
167	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
168	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
169	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
170	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	
171	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
172	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
173	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
174	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
175	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
176	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
177	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
178	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
179	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
180	CABBAGE PALM	SABAL PALMETTO	19'	4	PRESERVE			0	1
181	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
182	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
183	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
184	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
185	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
186	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
187	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
188	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
189	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
190	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
191	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
192	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
193	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
194	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
195	SLASH PINE	PINUS ELLIOTTII	13"	5	PRESERVE			0	1
196	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
197	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
198	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
199	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
200	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
201	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
202	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
203	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
204	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
205	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
206	CABBAGE PALM	SABAL PALMETTO	12"	5	RELOCATE			0	
207	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
208	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
209	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
210	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
211	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
212	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
213	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
214	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
215	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
216	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
217	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
218	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
219	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
220	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
221	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
222	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
223	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
224	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
225	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
226	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
227	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
228	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
229	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
230	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
231	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	1
232	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
233	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
234	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
235	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
236	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
237	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
238	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
239	SLASH PINE	PINUS ELLIOTTII	14"	4	PRESERVE			0	1
240	SLASH PINE	PINUS ELLIOTTII	17"	5	PRESERVE			0	1
241	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
242	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	
243	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
244	LAUREL OAK	QUERCUS LAURIFOLIA	36"	5	PRESERVE			0	1
245	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
246	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
247	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
248	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
249	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
250	SLASH PINE	PINUS ELLIOTTII	17"	3	PRESERVE			0	1
251	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
252	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
253	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	1
254	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	
255	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
256	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	
257	LAUREL OAK	QUERCUS LAURIFOLIA	27"	4	PRESERVE			0	1
258	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
259	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
260	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	
261	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
262	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
263	LAUREL OAK	QUERCUS LAURIFOLIA	32"	3	PRESERVE			0	1
264	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
265	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
266	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
267	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
268	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	1
269	SLASH PINE	PINUS ELLIOTTII	12"	3	PRESERVE			0	
270	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
271	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
272	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
273	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
274	SLASH PINE	PINUS ELLIOTTII	9"	5	PRESERVE			0	1
275	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
276	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
277	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
278	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
279	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
280	SLASH PINE	PINUS ELLIOTTII	23"	4	PRESERVE			0	1
281	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
282	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
283	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
284	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
285	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
286	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
287	CABBAGE PALM	SABAL PALMETTO	12'	4	PRESERVE			0	
288	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
289	CABBAGE PALM	SABAL PALMETTO	14'	3	PRESERVE			0	
290	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
291	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
292	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
293	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
294	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
295	SLASH PINE	PINUS ELLIOTTII	15"	4	PRESERVE			0	1
296	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
297	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
298	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
299	CABBAGE PALM	SABAL PALMETTO	17'	4	PRESERVE			0	1
300	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
301	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	
302	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
303	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
304	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
305	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
306	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
307	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
308	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
309	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
310	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
311	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	1
312	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	1
313	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	
314	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
315	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
316	SLASH PINE	PINUS ELLIOTTII	17"	4	PRESERVE			0	
317	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
318	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	1
319	LAUREL OAK	QUERCUS LAURIFOLIA	28"	4	PRESERVE			0	
320	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
321	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
322	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
323	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
324	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
325	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	1
326	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
327	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	1
328	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
329	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	
330	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
331	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
332	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
333	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
334	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
335	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
336	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
337	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
338	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
339	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
340	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
341	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	
342	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
343	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
344	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
345	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
346	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
347	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
348	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
349	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
350	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
351	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
352	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
353	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
354	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	1
355	SLASH PINE	PINUS ELLIOTTII	15"	5	PRESERVE			0	
356	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	1
357	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	0
358	SLASH PINE	PINUS ELLIOTTII	11"	5	REMOVE			1	
359	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	
360	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	0
361	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
362	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
363	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	0
364	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
365	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
366	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
367	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
368	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
369	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
370	SLASH PINE	PINUS ELLIOTTII	23"	4	REMOVE			1	
371	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
372	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
373	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
374	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
375	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
376	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
377	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
378	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
379	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
380	CABBAGE PALM	SABAL PALMETTO	14'	3	RELOCATE			0	0
381	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
382	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
383	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
384	CABBAGE PALM	SABAL PALMETTO	13'	3	RELOCATE			0	0
385	STRANGLER FIG	FICUS AUREA	22"	4	REMOVE			1	
386	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
387	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
388	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	0
389	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
390	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	0
391	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
392	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
393	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
394	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
395	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
396	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
397	SLASH PINE	PINUS ELLIOTTII	9"	3	REMOVE			1	0
398	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
399	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	
400	SLASH PINE	PINUS ELLIOTTII	16"	4	PRESERVE			0	
401	SLASH PINE	PINUS ELLIOTTII	12"	4	PRESERVE			0	1
402	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
403	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	
404	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
405	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
406	SLASH PINE	PINUS ELLIOTTII	14"	3	REMOVE			1	0
407	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
408	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
409	SLASH PINE	PINUS ELLIOTTII	17"	3	PRESERVE			0	
410	SLASH PINE	PINUS ELLIOTTII	12"	3	PRESERVE			0	1
411	SLASH PINE	PINUS ELLIOTTII	11"	5	PRESERVE			0	
412	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	1
413	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	1
414	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
415	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
416	SLASH PINE	PINUS ELLIOTTII	15"	4	PRESERVE			0	
417	CABBAGE PALM	SABAL PALMETTO	14'	3	PRESERVE			0	
418	SLASH PINE	PINUS ELLIOTTII	10"	4	PRESERVE			0	
419	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
420	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	
421	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
422	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	
423	SLASH PINE	PINUS ELLIOTTII	12"	5	PRESERVE			0	1
424	SLASH PINE	PINUS ELLIOTTII	9"	4	REMOVE			1	
425	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
426	SLASH PINE	PINUS ELLIOTTII	11"	4	PRESERVE			0	1
427	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
428	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
429	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
430	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
431	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
432	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
433	SLASH PINE	PINUS ELLIOTTII	11"	3	PRESERVE			0	
434	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
435	SLASH PINE	PINUS ELLIOTTII	14"	4	PRESERVE			0	
436	SLASH PINE	PINUS ELLIOTTII	9"	3	PRESERVE			0	
437	SLASH PINE	PINUS ELLIOTTII	13"	5	PRESERVE			0	1
438	SLASH PINE	PINUS ELLIOTTII	12"	3	PRESERVE			0	1
439	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
440	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
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REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
441	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
442	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
443	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
444	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	
445	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
446	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
447	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
448	LAUREL OAK	QUERCUS LAURIFOLIA	30"	4	REMOVE			1	0
449	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
450	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
451	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
452	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
453	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
454	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
455	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
456	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
457	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
458	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
459	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
460	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
461	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
462	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
463	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	0
464	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
465	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
466	CABBAGE PALM	SABAL PALMETTO	27'	5	RELOCATE			0	0
467	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
468	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
469	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
470	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
471	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
472	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
473	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	0
474	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
475	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
476	SLASH PINE	PINUS ELLIOTTII	16"	3	REMOVE			1	0
477	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	0
478	STRANGLER FIG	FICUS AUREA	9"	5	REMOVE			1	
479	CABBAGE PALM	SABAL PALMETTO	25'	4	RELOCATE			0	0
480	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
481	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
482	SLASH PINE	PINUS ELLIOTTII	14"	3	REMOVE			1	0
483	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	0
484	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
485	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
486	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
487	SLASH PINE	PINUS ELLIOTTII	12"	5	REMOVE			1	0
488	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
489	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
490	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
491	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
492	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
493	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
494	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
495	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
496	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
497	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	0
498	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
499	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
500	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
501	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
502	SLASH PINE	PINUS ELLIOTTII	25"	4	REMOVE			1	0
503	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
504	SLASH PINE	PINUS ELLIOTTII	9"	4	REMOVE			1	0
505	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
506	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
507	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
508	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	0
509	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
510	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
511	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
512	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
513	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
514	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
515	LAUREL OAK	QUERCUS LAURIFOLIA	28"	5	REMOVE			1	0
516	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
517	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
518	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
519	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
520	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
521	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
522	SLASH PINE	PINUS ELLIOTTII	16"	3	REMOVE			1	0
523	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
524	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	0
525	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
526	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
527	CABBAGE PALM	SABAL PALMETTO	15"	5	RELOCATE			0	0
528	SLASH PINE	PINUS ELLIOTTII	18"	5	REMOVE			1	
529	CABBAGE PALM	SABAL PALMETTO	14'	3	RELOCATE			0	
530	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
531	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
532	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
533	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
534	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
535	SLASH PINE	PINUS ELLIOTTII	14"	5	REMOVE			1	
536	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	
537	SLASH PINE	PINUS ELLIOTTII	19"	4	REMOVE			1	0
538	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
539	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
540	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
541	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
542	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	
543	SLASH PINE	PINUS ELLIOTTII	11"	5	REMOVE			1	0
544	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
545	SLASH PINE	PINUS ELLIOTTII	10"	3	REMOVE			1	0
546	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	0
547	CABBAGE PALM	SABAL PALMETTO	12'	3	RELOCATE			0	0
548	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
549	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
550	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
551	SLASH PINE	PINUS ELLIOTTII	12"	3	REMOVE			1	0
552	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
553	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
554	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
555	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
556	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	0
557	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
558	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	0
559	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	
560	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
561	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
562	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
563	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
564	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	0
565	SLASH PINE	PINUS ELLIOTTII	13"	3	REMOVE			1	
566	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
567	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	
568	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	
569	LAUREL OAK	QUERCUS LAURIFOLIA	15"	5	REMOVE			1	
570	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
571	LAUREL OAK	QUERCUS LAURIFOLIA	10"	5	REMOVE			1	
572	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
573	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
574	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
575	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
576	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
577	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
578	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
579	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
580	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
581	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
582	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
583	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	0
584	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
585	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	
586	LAUREL OAK	QUERCUS LAURIFOLIA	22"	4	REMOVE			1	
587	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
588	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
589	SLASH PINE	PINUS ELLIOTTII	11"	4	REMOVE			1	0
590	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
591	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	
592	CABBAGE PALM	SABAL PALMETTO	19'	3	RELOCATE			0	
593	CABBAGE PALM	SABAL PALMETTO	19'	3	RELOCATE			0	0
594	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
595	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
596	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
597	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
598	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
599	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
600	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
601	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
602	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	0
603	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
604	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
605	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
606	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	0
607	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	
608	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
609	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	
610	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
611	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
612	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	
613	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
614	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
615	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
616	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
617	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
618	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
619	SLASH PINE	PINUS ELLIOTTII	19"	4	PRESERVE			0	1
620	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	
621	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
622	CABBAGE PALM	SABAL PALMETTO	12"	4	PRESERVE			0	
623	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
624	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
625	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
626	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
627	SLASH PINE	PINUS ELLIOTTII	19"	4	PRESERVE			0	1
628	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
629	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	1
630	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
631	SLASH PINE	PINUS ELLIOTTII	10"	3	REMOVE			1	0
632	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
633	SLASH PINE	PINUS ELLIOTTII	12"	3	REMOVE			1	
634	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
635	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
636	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
637	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
638	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
639	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
640	CABBAGE PALM	SABAL PALMETTO	30'	5	RELOCATE			0	0
641	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
642	SLASH PINE	PINUS ELLIOTTII	13"	3	PRESERVE			0	
643	CABBAGE PALM	SABAL PALMETTO	26'	5	PRESERVE			0	1
644	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	1
645	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
646	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	1
647	CABBAGE PALM	SABAL PALMETTO	28'	5	PRESERVE			0	
648	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
649	SLASH PINE	PINUS ELLIOTTII	18"	4	PRESERVE			0	
650	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
651	SLASH PINE	PINUS ELLIOTTII	14"	4	PRESERVE			0	
652	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
653	CABBAGE PALM	SABAL PALMETTO	13'	3	PRESERVE			0	1
654	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
655	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
656	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
657	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A1	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A2	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A3	SLASH PINE	PINUS ELLIOTTII	29"	5	REMOVE			1	

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A4	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A5	CABBAGE PALM	SABAL PALMETTO	15'	2	RELOCATE			0	
A6	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A7	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A8	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
A9	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A10	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	
A11	SLASH PINE	PINUS ELLIOTTII	22"	4	PRESERVE			0	1
A12	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
A13	SLASH PINE	PINUS ELLIOTTII	1"	4	REMOVE			1	0
A14	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A15	SLASH PINE	PINUS ELLIOTTII	10"	4	REMOVE			1	
A16	CABBAGE PALM	SABAL PALMETTO	16' rot vines	3	RELOCATE			0	
A17	CABBAGE PALM	SABAL PALMETTO	16' vines rot	3	RELOCATE			0	
A18	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A19	SLASH PINE	PINUS ELLIOTTII	20" storm damage"sect damage	3	REMOVE			1	0
A20	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A21	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A22	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A23	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A24	CABBAGE PALM	SABAL PALMETTO	24'	4	RELOCATE			0	0
A25	CABBAGE PALM	SABAL PALMETTO	21' rot	3	RELOCATE			0	
A26	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A27	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A28	SLASH PINE	PINUS ELLIOTTII	28"	4	REMOVE			1	
A29	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A30	TREE	TREE	23" rot wind damage	3	REMOVE			1	
A31	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A32	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	0
A33	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	0
A34	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A35	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A36	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A37	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A38	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A39	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A40	CABBAGE PALM	SABAL PALMETTO	17' hole through trunk	2	RELOCATE			0	
A41	SLASH PINE	PINUS ELLIOTTII	19""sect damage rot	3	REMOVE			1	
A42	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A43	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A44	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A45	CABBAGE PALM	SABAL PALMETTO	20' rot	2	RELOCATE			0	
A46	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A47	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A48	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	
A49	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
A50	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
A51	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A52	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A53	CABBAGE PALM	SABAL PALMETTO	25'	5	PRESERVE			0	
A54	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
A55	CABBAGE PALM	SABAL PALMETTO	21' trunk damage	3	RELOCATE			0	0
A56	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A57	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A58	SLASH PINE	PINUS ELLIOTTII	55" bark"clusion"sect damage rot	3	REMOVE			1	0
A59	CABBAGE PALM	SABAL PALMETTO	17' rot	3	RELOCATE			0	0
A60	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A61	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A62	SLASH PINE	PINUS ELLIOTTII	17"	5	PRESERVE			0	
A63	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	
A64	SLASH PINE	PINUS ELLIOTTII	19"	4	REMOVE			1	0
A65	SLASH PINE	PINUS ELLIOTTII	21" rot	2	PRESERVE			0	1
A66	CABBAGE PALM	SABAL PALMETTO	20' rot	3	RELOCATE			0	0
A67	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A68	LAUREL OAK	QUERCUS LAURIFOLIA	50"	5	PRESERVE			0	
A69	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
A70	SLASH PINE	PINUS ELLIOTTII	9"	5	PRESERVE			0	
A71	SLASH PINE	PINUS ELLIOTTII	21"	5	PRESERVE			0	
A72	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A73	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A74	CABBAGE PALM	SABAL PALMETTO	24" trunk damage	3	RELOCATE			0	
A75	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A76	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A77	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A78	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A79	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	1
A80	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A81	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A82	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A83	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A84	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A85	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A86	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A87	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A88	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A89	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	
A90	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	
A91	CABBAGE PALM	SABAL PALMETTO	15' rot	3	RELOCATE			0	0
A92	CABBAGE PALM	SABAL PALMETTO	20' rot hollow	3	RELOCATE			0	0
A93	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A94	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A95	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A96	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A97	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A98	SLASH PINE	PINUS ELLIOTTII	24" rot	2	REMOVE			1	0
A99	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A100	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A101	SLASH PINE	PINUS ELLIOTTII	25"	5	REMOVE			1	0
A102	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
A103	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A104	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	
A105	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A106	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A107	SLASH PINE	PINUS ELLIOTTII	11"	5	REMOVE			1	
A108	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	
A109	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A110	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A111	SLASH PINE	PINUS ELLIOTTII	16""sect damage rot storm damage	2	REMOVE			1	
A112	SLASH PINE	PINUS ELLIOTTII	10" rot"sect damage	3	REMOVE			1	0
A113	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A114	SLASH PINE	PINUS ELLIOTTII	17"	5	REMOVE			1	0
A115	SLASH PINE	PINUS ELLIOTTII	11" rot	3	REMOVE			1	
A116	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A117	SLASH PINE	PINUS ELLIOTTII	9""sect damage vines	2	REMOVE			1	
A118	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A119	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A120	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A121	SLASH PINE	PINUS ELLIOTTII	9" rot	3	REMOVE			1	0
A122	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	
A123	SLASH PINE	PINUS ELLIOTTII	18" vines"sect damage	3	REMOVE			1	
A124	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A125	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A126	CABBAGE PALM	SABAL PALMETTO	14' rot	3	RELOCATE			0	
A127	TREE	TREE	16" trunk damage	3	REMOVE			1	
A128	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A129	TREE	TREE	17"	5	REMOVE			1	0
A130	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A131	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	
A132	CABBAGE PALM	SABAL PALMETTO	14' rot	3	RELOCATE			0	
A133	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A134	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A135	SLASH PINE	PINUS ELLIOTTII	19"	5	REMOVE			1	
A136	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A137	CABBAGE PALM	SABAL PALMETTO	20' vines	3	RELOCATE			0	
A138	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A139	CABBAGE PALM	SABAL PALMETTO	15' rot	2	RELOCATE			0	
A140	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A141	SLASH PINE	PINUS ELLIOTTII	22" rot"sect damage	3	REMOVE			1	
A142	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A143	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A144	SLASH PINE	PINUS ELLIOTTII	15"	1	REMOVE			1	0
A145	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A146	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A147	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A148	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A149	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A150	SLASH PINE	PINUS ELLIOTTII	23"	4	REMOVE			1	
A151	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
A152	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	0
A153	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A154	SLASH PINE	PINUS ELLIOTTII	21" rot wind damage"sect damage	3	REMOVE			1	0
A155	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A156	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
A157	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A158	SLASH PINE	PINUS ELLIOTTII	28"	5	REMOVE			1	
A159	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A160	LAUREL OAK	QUERCUS LAURIFOLIA	24"	4	REMOVE			1	
A161	SLASH PINE	PINUS ELLIOTTII	42" bark"clusion"sect damage	3	REMOVE			1	
A162	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	
A163	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A164	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A165	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A166	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A167	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
A168	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A169	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A170	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A171	CABBAGE PALM	SABAL PALMETTO	#REF!		RELOCATE			0	
A172	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A173	CABBAGE PALM	SABAL PALMETTO	21' rot	3	RELOCATE			0	
A174	LIVE OAK	QUERCUS VIRGINIANA	51"	5	REMOVE	51"		1	
A175	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	
A176	SLASH PINE	PINUS ELLIOTTII	23"	4	REMOVE			1	0
A177	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A178	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
A179	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A180	SLASH PINE	PINUS ELLIOTTII	19"	4	REMOVE			1	
A181	SLASH PINE	PINUS ELLIOTTII	40"	3	REMOVE			1	
A182	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A183	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A184	SLASH PINE	PINUS ELLIOTTII	19" vines	3	REMOVE			1	
A185	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	
A186	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A187	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A188	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
A189	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A190	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	
A191	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A192	CABBAGE PALM	SABAL PALMETTO	24' vines	3	RELOCATE			0	0
A193	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	
A194	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A195	SLASH PINE	PINUS ELLIOTTII	15" vines	3	REMOVE			1	
A196	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
A197	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
A198	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A199	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A200	SLASH PINE	PINUS ELLIOTTII	27" wind damage vines	3	REMOVE			1	0
A201	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A202	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
A203	SLASH PINE	PINUS ELLIOTTII	17" rot"sect damage	3	REMOVE			1	0
A204	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A205	SLASH PINE	PINUS ELLIOTTII	26" vines"sect damage	3	REMOVE			1	
A206	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A207	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A208	SLASH PINE	PINUS ELLIOTTII	21" rot"sect damage	3	REMOVE			1	
A209	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A210	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A211	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	
A212	SLASH PINE	PINUS ELLIOTTII	20""sect damage vines	3	REMOVE			1	
A213	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	
A214	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A215	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A216	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A217	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A218	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A219	SLASH PINE	PINUS ELLIOTTII	20""sect damage	3	REMOVE			1	0
A220	CABBAGE PALM	SABAL PALMETTO	13' vines	3	RELOCATE			0	
A221	SLASH PINE	PINUS ELLIOTTII	18"	4	REMOVE			1	
A222	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A223	SLASH PINE	PINUS ELLIOTTII	16""sect damage	3	REMOVE			1	

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A224	LAUREL OAK	QUERCUS LAURIFOLIA	38"	5	REMOVE			1	
A225	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A226	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	
A227	SLASH PINE	PINUS ELLIOTTII	13" vines	3	REMOVE			1	
A228	SLASH PINE	PINUS ELLIOTTII	10"	5	REMOVE			1	0
A229	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
A230	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
A231	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A232	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A233	SLASH PINE	PINUS ELLIOTTII	27"	5	REMOVE			1	0
A234	SLASH PINE	PINUS ELLIOTTII	14" rot	2	REMOVE			1	
A235	SLASH PINE	PINUS ELLIOTTII	15'	5	REMOVE			1	
A236	CABBAGE PALM	SABAL PALMETTO	12' vines	3	RELOCATE			0	0
A237	SLASH PINE	PINUS ELLIOTTII	24"'sect damage vines	3	REMOVE			1	
A238	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	
A239	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A240	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A241	SLASH PINE	PINUS ELLIOTTII	19" vines	3	REMOVE			1	
A242	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A243	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A244	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A245	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A246	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A247	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A248	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A249	CABBAGE PALM	SABAL PALMETTO	16' vines	3	RELOCATE			0	
A250	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A251	SLASH PINE	PINUS ELLIOTTII	25"	4	REMOVE			1	
A252	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
A253	SLASH PINE	PINUS ELLIOTTII	28"'sect damage vines	3	REMOVE			1	
A254	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A255	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A256	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A257	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A258	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A259	SLASH PINE	PINUS ELLIOTTII	20" rot	3	REMOVE			1	0
A260	SLASH PINE	PINUS ELLIOTTII	16" vines trunk damage rot	3	REMOVE			1	0
A261	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A262	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A263	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	
A264	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	
A265	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	
A266	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A267	SLASH PINE	PINUS ELLIOTTII	20" vines	3	REMOVE			1	0
A268	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A269	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A270	CABBAGE PALM	SABAL PALMETTO	22' rot	2	RELOCATE			0	0
A271	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
A272	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A273	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	0
A274	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A275	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A276	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A277	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A278	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A279	SLASH PINE	PINUS ELLIOTTII	27" rot vines	3	REMOVE			1	0
A280	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A281	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A282	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A283	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A284	SLASH PINE	PINUS ELLIOTTII	12"	4	REMOVE			1	0
A285	SLASH PINE	PINUS ELLIOTTII	14"	5	REMOVE			1	0
A286	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A287	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A288	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A289	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A290	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A291	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A292	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A293	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A294	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A295	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A296	CABBAGE PALM	SABAL PALMETTO	14' vines	3	RELOCATE			0	0
A297	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	0
A298	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A299	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A300	SLASH PINE	PINUS ELLIOTTII	21"	4	PRESERVE			0	
A301	TREE	TREE	15"	5	PRESERVE			0	
A302	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	
A303	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A304	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A305	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A306	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	
A307	CABBAGE PALM	SABAL PALMETTO	14'	1	RELOCATE			0	
A308	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A309	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	
A310	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A311	CABBAGE PALM	SABAL PALMETTO	24" hollow	3	RELOCATE			0	
A312	SLASH PINE	PINUS ELLIOTTII	13"	4	REMOVE			1	
A313	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	
A314	SLASH PINE	PINUS ELLIOTTII	17" vines rot	3	REMOVE			1	0
A315	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A316	LAUREL OAK	QUERCUS LAURIFOLIA	28" rot bark"clusion	2	REMOVE			1	0
A317	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	
A318	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A319	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A320	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A321	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A322	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A323	CABBAGE PALM	SABAL PALMETTO	20' vines	3	RELOCATE			0	0
A324	SLASH PINE	PINUS ELLIOTTII	19" rot	3	REMOVE			1	0
A325	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A326	CABBAGE PALM	SABAL PALMETTO	27'	5	RELOCATE			0	0
A327	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A328	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A329	SLASH PINE	PINUS ELLIOTTII	28"	4	REMOVE			1	0
A330	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A331	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A332	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
A333	LAUREL OAK	QUERCUS LAURIFOLIA	27"	5	REMOVE			1	

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A334	SLASH PINE	PINUS ELLIOTTII	13" vines rot	2	REMOVE			1	0
A335	CABBAGE PALM	SABAL PALMETTO	22' vines	3	PRESERVE			0	1
A336	CABBAGE PALM	SABAL PALMETTO	26'	4	PRESERVE			0	
A337	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A338	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A339	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A340	SLASH PINE	PINUS ELLIOTTII	15" vines	3	PRESERVE			0	1
A341	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A342	CABBAGE PALM	SABAL PALMETTO	18'	4	PRESERVE			0	
A343	CABBAGE PALM	SABAL PALMETTO	20'	4	PRESERVE			0	1
A344	CABBAGE PALM	SABAL PALMETTO	15' dying canopy	3	RELOCATE			0	
A345	CABBAGE PALM	SABAL PALMETTO	26'	5	PRESERVE			0	
A346	CABBAGE PALM	SABAL PALMETTO	23'	5	PRESERVE			0	1
A347	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	
A348	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A349	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A350	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A351	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A352	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A353	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A354	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A355	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A356	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A357	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A358	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A359	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A360	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A361	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A362	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A363	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	
A364	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A365	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A366	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A367	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A368	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A369	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A370	TREE	TREE	16'	5	REMOVE			1	0
A371	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A372	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A373	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A374	SLASH PINE	PINUS ELLIOTTII	30"	4	REMOVE			1	0
A375	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A376	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A377	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A378	SLASH PINE	PINUS ELLIOTTII	33"	5	REMOVE			1	0
A379	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A380	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A381	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A382	LAUREL OAK	QUERCUS LAURIFOLIA	21"	5	PRESERVE			0	1
A383	LAUREL OAK	QUERCUS LAURIFOLIA	15"	5	PRESERVE			0	1
A384	LAUREL OAK	QUERCUS LAURIFOLIA	26"	5	PRESERVE			0	1
A385	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
A386	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A387	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A388	LAUREL OAK	QUERCUS LAURIFOLIA	45" rot	2	REMOVE			1	
A389	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A390	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A391	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A392	LIVE OAK	QUERCUS VIRGINIANA	80" two main	4	REMOVE	80"		1	0
A393	LIVE OAK	QUERCUS VIRGINIANA	44"	5	REMOVE	44"		1	
A394	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A395	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A396	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A397	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A398	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A399	CABBAGE PALM	SABAL PALMETTO	12' rot	3	RELOCATE			0	
A400	CABBAGE PALM	SABAL PALMETTO	19' trunk damage	3	RELOCATE			0	
A401	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A402	LAUREL OAK	QUERCUS LAURIFOLIA	29"	4	REMOVE			1	
A403	CABBAGE PALM	SABAL PALMETTO	13' trunk damage lean	3	RELOCATE			0	
A404	CABBAGE PALM	SABAL PALMETTO	15' trunk damage	3	RELOCATE			0	
A405	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A406	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
A407	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A408	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	
A409	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A410	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
A411	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	1
A412	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
A413	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
A414	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A415	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A416	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A417	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A418	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A419	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A420	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A421	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A422	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A423	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A424	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A425	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A426	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A427	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A428	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A429	CABBAGE PALM	SABAL PALMETTO	18' rot	3	RELOCATE			0	
A430	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	
A431	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A432	CABBAGE PALM	SABAL PALMETTO	19' trunk damage	3	RELOCATE			0	
A433	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A434	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A435	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A436	LAUREL OAK	QUERCUS LAURIFOLIA	18"	5	PRESERVE			0	
A437	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A438	CABBAGE PALM	SABAL PALMETTO	12' lean	3	RELOCATE			0	
A439	LIVE OAK	QUERCUS VIRGINIANA	27"	5	REMOVE	27"		1	0
A440	CABBAGE PALM	SABAL PALMETTO	12'	4	RELOCATE			0	0
A441	LAUREL OAK	QUERCUS LAURIFOLIA	9"	5	REMOVE			1	0
A442	LIVE OAK	QUERCUS VIRGINIANA	20"	5	REMOVE	20"		1	
A443	LAUREL OAK	QUERCUS LAURIFOLIA	27"	5	REMOVE			1	0

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

SHEET TM16 OF 18

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A444	LAUREL OAK	QUERCUS LAURIFOLIA	40"	5	REMOVE			1	
A445	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A446	LIVE OAK	QUERCUS VIRGINIANA	26" lean rot	3	REMOVE	26"		1	0
A447	LIVE OAK	QUERCUS VIRGINIANA	21"	5	REMOVE	21"		1	0
A448	LIVE OAK	QUERCUS VIRGINIANA	37"	5	REMOVE	37"		1	
A449	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A450	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A451	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A452	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A453	LIVE OAK	QUERCUS VIRGINIANA	52"	4	REMOVE	52"		1	
A454	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A455	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
A456	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	1
A457	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A458	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A459	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A460	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A461	LAUREL OAK	QUERCUS LAURIFOLIA	21"	5	REMOVE			1	0
A462	LIVE OAK	QUERCUS VIRGINIANA	62" two main	4	REMOVE	62"		1	
A463	LIVE OAK	QUERCUS VIRGINIANA	40"	5	REMOVE	40"		1	
A464	LIVE OAK	QUERCUS VIRGINIANA	80" three main	4	REMOVE	80"		1	
A465	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A466	STRANGLER FIG	FICUS AUREA	28" clump	5	REMOVE			1	0
A467	CABBAGE PALM	SABAL PALMETTO	13' dying canopy	3	RELOCATE			0	
A468	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A469	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A470	LIVE OAK	QUERCUS VIRGINIANA	44"	4	REMOVE	44"		1	
A471	LIVE OAK	QUERCUS VIRGINIANA	30"	4	REMOVE	30"		1	
A472	LIVE OAK	QUERCUS VIRGINIANA	31"	4	REMOVE	31"		1	
A473	LIVE OAK	QUERCUS VIRGINIANA	59"	4	REMOVE	59"		1	0
A474	STRANGLER FIG	FICUS AUREA	78"	5	REMOVE			1	0
A475	LAUREL OAK	QUERCUS LAURIFOLIA	17"	5	REMOVE			1	0
A476	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	0
A477	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A478	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A479	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A480	LAUREL OAK	QUERCUS LAURIFOLIA	32"	4	REMOVE			1	
A481	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A482	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A483	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A484	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A485	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A486	LIVE OAK	QUERCUS VIRGINIANA	53"	5	REMOVE	53"		1	
A487	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	
A488	CABBAGE PALM	SABAL PALMETTO	23'	5	RELOCATE			0	0
A489	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	1
A490	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A491	LIVE OAK	QUERCUS VIRGINIANA	23"	5	REMOVE	23"		1	
A492	LIVE OAK	QUERCUS VIRGINIANA	43"	5	REMOVE	43"		1	
A493	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	
A494	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A495	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A496	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A497	CABBAGE PALM	SABAL PALMETTO	21'	5	PRESERVE			0	
A498	CABBAGE PALM	SABAL PALMETTO	24'	5	PRESERVE			0	
A499	LIVE OAK	QUERCUS VIRGINIANA	25"	5	PRESERVE			25"	
A500	LIVE OAK	QUERCUS VIRGINIANA	102"	4	REMOVE	102"		1	
A501	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A502	LIVE OAK	QUERCUS VIRGINIANA	63" bark"clusion	3	REMOVE	63"		1	
A503	CABBAGE PALM	SABAL PALMETTO	26' machine damage	3	RELOCATE			0	
A504	CABBAGE PALM	SABAL PALMETTO	15' dying canopy	3	RELOCATE			0	
A505	LAUREL OAK	QUERCUS LAURIFOLIA	22"	1	REMOVE			1	
A506	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A507	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A508	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	0
A509	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A510	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A511	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A512	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A513	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A514	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A515	LAUREL OAK	QUERCUS LAURIFOLIA	33"	5	REMOVE			1	0
A516	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	
A517	CABBAGE PALM	SABAL PALMETTO	15' rot	3	RELOCATE			0	0
A518	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A519	CABBAGE PALM	SABAL PALMETTO	18' rot	3	RELOCATE			0	0
A520	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
A521	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A522	SLASH PINE	PINUS ELLIOTTII	16""sect damage	3	PRESERVE			0	1
A523	LAUREL OAK	QUERCUS LAURIFOLIA	26"	5	PRESERVE			0	
A524	SLASH PINE	PINUS ELLIOTTII	22""sect damage trunk damage	3	REMOVE			1	
A525	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A526	LAUREL OAK	QUERCUS LAURIFOLIA	52"	4	REMOVE			1	0
A527	CABBAGE PALM	SABAL PALMETTO	21'	5	RELOCATE			0	
A528	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A529	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A530	LAUREL OAK	QUERCUS LAURIFOLIA	28"	5	PRESERVE			0	1
A531	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
A532	CABBAGE PALM	SABAL PALMETTO	15' vines	3	RELOCATE			0	0
A533	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A534	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A535	CABBAGE PALM	SABAL PALMETTO	22' vines	3	RELOCATE			0	0
A536	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	0
A537	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A538	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	
A539	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A540	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A541	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A542	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A543	CABBAGE PALM	SABAL PALMETTO	14"	5	RELOCATE			0	0
A544	CABBAGE PALM	SABAL PALMETTO	26'	5	RELOCATE			0	
A545	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
A546	CABBAGE PALM	SABAL PALMETTO	28'	5	PRESERVE			0	1
A547	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A548	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	0
A549	LAUREL OAK	QUERCUS LAURIFOLIA	38"	5	REMOVE			1	
A550	SLASH PINE	PINUS ELLIOTTII	15" rot	3	REMOVE			1	
A551	CABBAGE PALM	SABAL PALMETTO	30'	5	RELOCATE			0	
A552	LAUREL OAK	QUERCUS LAURIFOLIA	24"	5	REMOVE			1	
A553	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A554	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A555	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A556	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0

Tree #	Tree Species		DBH / Height	Enviornmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A557	CABBAGE PALM	SABAL PALMETTO	18' vines	3	RELOCATE			0	
A558	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A559	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A560	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A561	TREE	TREE	20"	5	REMOVE			1	
A562	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A563	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A564	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A565	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A566	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A567	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A568	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A569	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A570	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A571	SLASH PINE	PINUS ELLIOTTII	10" vines	3	REMOVE			1	0
A572	SLASH PINE	PINUS ELLIOTTII	9" vines	2	REMOVE			1	0
A573	SLASH PINE	PINUS ELLIOTTII	26"	5	REMOVE			1	
A574	SLASH PINE	PINUS ELLIOTTII	20" rot	3	REMOVE			1	0
A575	SLASH PINE	PINUS ELLIOTTII	26" rot	3	REMOVE			1	0
A576	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	0
A577	CABBAGE PALM	SABAL PALMETTO	18'	4	RELOCATE			0	
A578	CABBAGE PALM	SABAL PALMETTO	15' vines	3	RELOCATE			0	
A579	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
A580	SLASH PINE	PINUS ELLIOTTII	16" trunk damage rot	3	REMOVE			1	0
A581	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A582	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A583	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A584	CABBAGE PALM	SABAL PALMETTO	24'	5	RELOCATE			0	0
A585	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A586	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A587	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A588	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A589	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A590	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A591	SLASH PINE	PINUS ELLIOTTII	15" vines	3	REMOVE			1	
A592	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	
A593	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A594	LAUREL OAK	QUERCUS LAURIFOLIA	25" rot	3	REMOVE			1	
A595	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	
A596	SLASH PINE	PINUS ELLIOTTII	28"	5	PRESERVE			0	1
A597	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	1
A598	CABBAGE PALM	SABAL PALMETTO	20'	5	PRESERVE			0	
A599	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A600	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A601	SLASH PINE	PINUS ELLIOTTII	16"	5	PRESERVE			0	
A602	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	
A603	CABBAGE PALM	SABAL PALMETTO	19' trunk damage	3	RELOCATE			0	0
A604	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A605	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	
A606	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A607	LAUREL OAK	QUERCUS LAURIFOLIA	28"	5	REMOVE			1	
A608	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A609	SLASH PINE	PINUS ELLIOTTII	20"	5	REMOVE			1	0
A610	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A611	CABBAGE PALM	SABAL PALMETTO	25'	5	RELOCATE			0	
A612	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A613	LIVE OAK	QUERCUS VIRGINIANA	26"	5	REMOVE	26"		1	0
A614	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A615	CABBAGE PALM	SABAL PALMETTO	23'	4	RELOCATE			0	
A616	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A617	CABBAGE PALM	SABAL PALMETTO	22' trunk damage vines	3	RELOCATE			0	0
A618	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A619	CABBAGE PALM	SABAL PALMETTO	16' hollow	3	RELOCATE			0	0
A620	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	
A621	SLASH PINE	PINUS ELLIOTTII	22' vines	3	REMOVE			1	0
A622	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A623	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A624	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A625	LAUREL OAK	QUERCUS LAURIFOLIA	46"	5	REMOVE			1	0
A626	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A627	CABBAGE PALM	SABAL PALMETTO	17'	4	RELOCATE			0	0
A628	LIVE OAK	QUERCUS VIRGINIANA	27"	5	REMOVE	27"		1	0
A629	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A630	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A631	LAUREL OAK	QUERCUS LAURIFOLIA	39"	5	REMOVE			1	0
A632	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A633	SLASH PINE	PINUS ELLIOTTII	22" vines"sect damage	3	REMOVE			1	0
A634	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	0
A635	SLASH PINE	PINUS ELLIOTTII	27" rot vines	3	REMOVE			1	0
A636	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A637	LAUREL OAK	QUERCUS LAURIFOLIA	10"	5	REMOVE			1	0
A638	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A639	SLASH PINE	PINUS ELLIOTTII	21" vines rot	3	REMOVE			1	0
A640	CABBAGE PALM	SABAL PALMETTO	12' vines growing"to pine	3	RELOCATE			0	0
A641	SLASH PINE	PINUS ELLIOTTII	17"	5	REMOVE			1	0
A642	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	
A643	CABBAGE PALM	SABAL PALMETTO	19' dying canopy vines	3	RELOCATE			0	0
A644	SLASH PINE	PINUS ELLIOTTII	10""sect damage	3	REMOVE			1	0
A645	SLASH PINE	PINUS ELLIOTTII	21" trunk damage rot	2	REMOVE			1	
A646	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A647	CABBAGE PALM	SABAL PALMETTO	15' trunk damage	3	RELOCATE			0	
A648	CABBAGE PALM	SABAL PALMETTO	15' trunk damage	3	RELOCATE			0	0
A649	CABBAGE PALM	SABAL PALMETTO	16' trunk damage	3	RELOCATE			0	0
A650	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A651	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A652	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A653	SLASH PINE	PINUS ELLIOTTII	16"	4	REMOVE			1	
A654	CABBAGE PALM	SABAL PALMETTO	20'	4	RELOCATE			0	0
A655	CABBAGE PALM	SABAL PALMETTO	13'	4	RELOCATE			0	
A656	CABBAGE PALM	SABAL PALMETTO	19'	4	RELOCATE			0	0
A657	SLASH PINE	PINUS ELLIOTTII	21"	4	REMOVE			1	
A658	CABBAGE PALM	SABAL PALMETTO	21' trunk damage dying canopy	3	RELOCATE			0	0
A659	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A660	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A661	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	
A662	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	
A663	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A664	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	
A665	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A666	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A667	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A668	SLASH PINE	PINUS ELLIOTTII	27" rot"sect damage	2	REMOVE			1	0
A669	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0

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SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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TREE MITIGATION

Tree #	Tree Species		DBH / Height	Envionmental Ranking	Proposed Disposition	OAK MITIGATION REQUIRED (REPLACEMENT CALIPER)	OAK MITIGATION CREDITS	SABAL MITIGATION CREDITS (REMOVED COUNT)	SABAL MITIGATION CREDITS (PRESERVE COUNT)
	Common Name	Botanical Name							
A670	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A671	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	0
A672	SLASH PINE	PINUS ELLIOTTII	27"	4	REMOVE			1	0
A673	SLASH PINE	PINUS ELLIOTTII	19" trunk damage	3	REMOVE			1	0
A674	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A675	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A676	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A677	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A678	CABBAGE PALM	SABAL PALMETTO	22'	5	RELOCATE			0	0
A679	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A680	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A681	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A682	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A683	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A684	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
A685	SLASH PINE	PINUS ELLIOTTII	17" rot trunk damage	2	PRESERVE			0	1
A686	SLASH PINE	PINUS ELLIOTTII	16"	5	PRESERVE			0	1
A687	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
A688	SLASH PINE	PINUS ELLIOTTII	17"	4	REMOVE			1	0
A689	SLASH PINE	PINUS ELLIOTTII	10"	5	PRESERVE			0	1
A690	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A691	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	1
A692	CABBAGE PALM	SABAL PALMETTO	19'	5	PRESERVE			0	1
A693	CABBAGE PALM	SABAL PALMETTO	13'	4	PRESERVE			0	1
A694	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A695	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A696	CABBAGE PALM	SABAL PALMETTO	12' vines growing"to oak	3	PRESERVE			0	1
A697	LIVE OAK	QUERCUS VIRGINIANA	64"		PRESERVE			64"	1
A698	SLASH PINE	PINUS ELLIOTTII	16"	5	PRESERVE			0	1
A699	SLASH PINE	PINUS ELLIOTTII	11" vines	3	PRESERVE			0	1
A700	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	1
A701	CABBAGE PALM	SABAL PALMETTO	12'	5	RELOCATE			0	0
A702	LAUREL OAK	QUERCUS LAURIFOLIA	48"	4	PRESERVE			0	1
A703	CABBAGE PALM	SABAL PALMETTO	17'	5	PRESERVE			0	1
A704	LAUREL OAK	QUERCUS LAURIFOLIA	32"	5	PRESERVE			0	1
A705	CABBAGE PALM	SABAL PALMETTO	15' rot	3	PRESERVE			0	1
A706	LAUREL OAK	QUERCUS LAURIFOLIA	24" two main	5	REMOVE			1	0
A707	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	1
A708	LAUREL OAK	QUERCUS LAURIFOLIA	11" two main	4	PRESERVE			0	1
A709	CABBAGE PALM	SABAL PALMETTO	21'	4	RELOCATE			0	0
A710	SLASH PINE	PINUS ELLIOTTII	20"	4	REMOVE			1	0
A711	SLASH PINE	PINUS ELLIOTTII	22""sect damage rot	3	REMOVE			1	0
A712	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A713	SLASH PINE	PINUS ELLIOTTII	13"	4	PRESERVE			0	1
A714	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	1
A715	LAUREL OAK	QUERCUS LAURIFOLIA	26"	5	REMOVE			1	0
A716	SLASH PINE	PINUS ELLIOTTII	21"	5	REMOVE			1	0
A717	LAUREL OAK	QUERCUS LAURIFOLIA	9"	5	PRESERVE			0	1
A718	SLASH PINE	PINUS ELLIOTTII	26"	5	REMOVE			1	0
A719	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	1
A720	SLASH PINE	PINUS ELLIOTTII	23"	5	REMOVE			1	0
A721	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A722	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A723	CABBAGE PALM	SABAL PALMETTO	17'	5	RELOCATE			0	0
A724	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A725	CABBAGE PALM	SABAL PALMETTO	18'	5	PRESERVE			0	1
A726	CABBAGE PALM	SABAL PALMETTO	13'	5	RELOCATE			0	0
A727	SLASH PINE	PINUS ELLIOTTII	27" rot	3	REMOVE			1	0
A728	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A729	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	0
A730	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	0
A731	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A732	LAUREL OAK	QUERCUS LAURIFOLIA	43" rot	3	REMOVE			1	0
A733	CABBAGE PALM	SABAL PALMETTO	21'	1	RELOCATE			0	0
A734	CABBAGE PALM	SABAL PALMETTO	22'	4	RELOCATE			0	0
A735	SLASH PINE	PINUS ELLIOTTII	13"	5	REMOVE			1	0
A736	SLASH PINE	PINUS ELLIOTTII	18"	4	PRESERVE			0	1
A737	SLASH PINE	PINUS ELLIOTTII	21" rot	3	REMOVE			1	0
A738	SLASH PINE	PINUS ELLIOTTII	10" rot	3	REMOVE			1	0
A739	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A740	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	0
A741	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	1
A742	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A743	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A744	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A745	CABBAGE PALM	SABAL PALMETTO	15'	5	RELOCATE			0	0
A746	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A747	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A748	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A749	STRANGLER FIG	FICUS AUREA	22"	5	REMOVE			1	0
A750	SLASH PINE	PINUS ELLIOTTII	16"	5	REMOVE			1	0
A751	SLASH PINE	PINUS ELLIOTTII	15"	4	REMOVE			1	0
A752	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
A753	SLASH PINE	PINUS ELLIOTTII	14"	4	REMOVE			1	0
A754	SLASH PINE	PINUS ELLIOTTII	19" rot"sect damage	3	REMOVE			1	0
A755	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A756	SLASH PINE	PINUS ELLIOTTII	22" trunk damage	3	REMOVE			1	0
A757	CABBAGE PALM	SABAL PALMETTO	18'	5	RELOCATE			0	0
A758	SLASH PINE	PINUS ELLIOTTII	27"	4	REMOVE			1	0
A759	SLASH PINE	PINUS ELLIOTTII	26"	4	REMOVE			1	0
A760	CABBAGE PALM	SABAL PALMETTO	20'	5	RELOCATE			0	0
A761	SLASH PINE	PINUS ELLIOTTII	17"	5	REMOVE			1	0
A762	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A763	CABBAGE PALM	SABAL PALMETTO	14'	5	RELOCATE			0	0
A764	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A765	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A766	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	0
A767	SLASH PINE	PINUS ELLIOTTII	9"	5	REMOVE			1	0
A768	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A769	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A770	SLASH PINE	PINUS ELLIOTTII	15"	5	REMOVE			1	0
A771	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A772	SLASH PINE	PINUS ELLIOTTII	22"	5	REMOVE			1	0
A773	SLASH PINE	PINUS ELLIOTTII	25"	4	REMOVE			1	0
A774	CABBAGE PALM	SABAL PALMETTO	16'	4	RELOCATE			0	0
A775	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
A776	CABBAGE PALM	SABAL PALMETTO	19'	5	RELOCATE			0	0
A777	CABBAGE PALM	SABAL PALMETTO	14' hollow	3	RELOCATE			0	0
A778	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A779	CABBAGE PALM	SABAL PALMETTO	16'	5	RELOCATE			0	0
A780	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
A781	CABBAGE PALM	SABAL PALMETTO	14'	4	RELOCATE			0	0
A782	CABBAGE PALM	SABAL PALMETTO	17"	5	RELOCATE			0	
A783	CABBAGE PALM	SABAL PALMETTO	18' rot	3	RELOCATE			0	
A784	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
A785	CABBAGE PALM	SABAL PALMETTO	12'	5	PRESERVE			0	
A786	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A787	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A788	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A789	CABBAGE PALM	SABAL PALMETTO	15'	5	PRESERVE			0	
A790	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
A791	CABBAGE PALM	SABAL PALMETTO	15'	4	PRESERVE			0	
A792	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A793	CABBAGE PALM	SABAL PALMETTO	13' trunk damage	3	PRESERVE			0	
A794	CABBAGE PALM	SABAL PALMETTO	14'	5	PRESERVE			0	
A795	CABBAGE PALM	SABAL PALMETTO	13'	5	PRESERVE			0	
A796	CABBAGE PALM	SABAL PALMETTO	14'	4	PRESERVE			0	
A797	CABBAGE PALM	SABAL PALMETTO	16'	4	PRESERVE			0	
A798	SLASH PINE	PINUS ELLIOTTII	20"	5	PRESERVE			0	
A799	CABBAGE PALM	SABAL PALMETTO	15'	4	RELOCATE			0	
A800	CABBAGE PALM	SABAL PALMETTO	17' trunk damage	3	RELOCATE			0	
A801	CABBAGE PALM	SABAL PALMETTO	16'	5	PRESERVE			0	
A802	CABBAGE PALM	SABAL PALMETTO	22'	5	PRESERVE			0	
A803	SLASH PINE	PINUS ELLIOTTII	22"	4	REMOVE			1	
					TOTAL CREDITS:	0	0	300	253

OAK MITIGATION REGUIRED	OAK MITIGATION	SABAL RELOCATION	SABAL PRESERVATION
952	952	0	0

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SYMPHONY LAKES
Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED LAH
JOB NUMBER 21-1214
DATE 05-15-25
REVISIONS

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These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

CONSTRUCTION DRAWINGS

FOR

SYMPHONY LAKES
PLANNED DEVELOPMENT SUBDIVISION

FORT PEIRCE
ST. LUCIE COUNTY, FLORIDA

SECTION: 32 TOWNSHIP: 35S RANGE: 40E



SITE VICINITY MAP

SCALE: N.T.S



SITE LOCATION MAP

SCALE: N.T.S

OWNERS/APPLICANT:

OWNER

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LEGAL DESCRIPTION

Parcel ID's: 2432-211-0006-000-3, 2431-211-0005-000-6, 2432-343-0001-000-4

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

SELVITZ I, LLC

TRACT AA PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINTOF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ II, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA;LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCENORTH 45°01'46' EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36' WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ III, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THERE FROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING: 5,349168 SQUARE FEET OR 122.8 ACRES, MORE OR LESS.

SHEET INDEX:

G-1	TITLE SHEET
G-2.1	GENERAL NOTES
G-2.2	GENERAL NOTES
C-1	EXISTING CONDITIONS
C-2.1	OVERALL HORIZONTAL CONTROL PLAN
C-2.2	HORIZONTAL CONTROL PLAN
C-2.3	HORIZONTAL CONTROL PLAN
C-2.4	HORIZONTAL CONTROL PLAN
C-2.5	HORIZONTAL CONTROL PLAN
C-2.6	HORIZONTAL CONTROL PLAN
C-2.7	HORIZONTAL CONTROL PLAN
C-2.8	HORIZONTAL CONTROL PLAN
C-2.9	HORIZONTAL CONTROL PLAN
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C-4.1	PAVING, GRADING, & DRAINAGE DETAILS
C-4.2	PAVING, GRADING, & DRAINAGE DETAILS
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C-5.5	UTILITY PLAN
C-5.6	UTILITY PLAN
C-5.7	UTILITY PLAN
C-5.8	UTILITY PLAN
C-5.9	UTILITY PLAN
C-5.10	UTILITY PLAN
C-6.1	UTILITY DETAILS
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C-6.5	UTILITY DETAILS (LIFT STATION)
C-6.6	UTILITY PROFILES
C-6.7	UTILITY PROFILES
C-6.8	UTILITY PROFILES
C-6.9	UTILITY PROFILES
C-7	OFF-SITE IMPROVEMENTS
C-8	STORMWATER POLLUTION AND PREVENTION PLAN
C-9	STORMWATER POLLUTION AND PREVENTION DETAILS

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: TITLE SHEET
DRAWN BY: DCC
CHECKED BY:
APPROVED BY:
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. G-1

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-1 TITLE SHEET.dwg
DATE: 7/17/2025
TIME: 5:07 PM

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST JURISDICTIONAL STANDARDS AND FDOT.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH JURISDICTIONAL SPECIFICATIONS AND WITH THE FLORIDA D.O.T. ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REMOVED AND REPLACED WITH QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE ENGINEER, THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN SANDY SOIL.
5. THE CONTRACTOR SHALL NOTIFY JURISDICTIONAL PUBLIC WORKS DIVISION AND MILLS, SHORT & ASSOCIATES AT LEAST ONE WEEK BEFORE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR SHALL OBTAIN AN FDOT R/W PERMIT PRIOR TO COMMENCING WORK WITHIN FDOT RIGHT-OF-WAY'S.
6. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
9. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
10. CONTRACTOR SHALL SUPPLY DENSITY TEST TO ENGINEER ON ALL SUB-GRADE AND BASE. TEST SHALL BE PREPARED PER AASHTO T-180 METHOD.
11. SLOPE GRADES FROM ELEVATIONS SHOWN TO THE EXISTING GRADE AT PROPERTY LINE.
12. CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 72 HOURS IN ADVANCE FOR ANY INSPECTIONS.
13. ANY EXISTING FLOW WELLS SHALL BE PLUGGED AS PART OF SITE DEVELOPMENT.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
15. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRICTION AREA BEFORE COMMENCING WORK.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
3. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
4. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE LOCATED AT FINISHED GRADE ELEVATION.
5. AS AN ALTERNATIVE, CONTRACTOR MAY USE ALTERNATIVE PIPE MATERIALS IN LIEU OF THOSE SPECIFIED IN THE CONSTRUCTION DOCUMENTS, HOWEVER, CONTRACTOR MUST RECEIVE APPROVAL OF ALTERNATIVE PIPE MATERIALS IN WRITING BY THE CONTROLLING JURISDICTION AND MILLS, SHORT & ASSOCIATES PRIOR TO CONSTRUCTION.
6. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. TOP SOIL WHICH HAS BEEN STRIPPED AND STOCK PILED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES SO AS TO PROVIDE AT LEAST FOUR INCHES OF EVEN COVER TO ALL DISTURBED AREAS OF THE DEVELOPMENT AND SHALL BE STABILIZED BY SEEDING OR PLANTING.
7. ALL DISTURBED AREAS WITH SLOPES UP TO 6:1 SHALL BE SEEDED AND MULCHED. SLOPES STEEPER THAN 6:1 SHALL BE SODDED AND SLOPES 3:1 OR STEEPER SHALL HAVE THE SOD PEGGED.
8. SEE TABLE 2.0 ON SHEET G-3 FOR REQUIRED STORM PIPE COVER BENEATH AN UNPAVED SECTION, RIGID PAVEMENT, AND FLEXIBLE PAVEMENT.
9. THE TABULATED VALUES ARE RECOMMENDED MINIMUM DIMENSIONS TO WITHSTAND ANTICIPATED HIGHWAY TRAFFIC LOADS. ADDITIONAL COVER MAY BE REQUIRED TO SUPPORT CONSTRUCTION EQUIPMENT LOADS OR HIGHWAY TRAFFIC LOADS BEFORE PAVEMENT IS COMPLETED. SOME SIZE THICKNESS COMBINATIONS MAY REQUIRE MINIMUM COVER GREATER THAN THOSE LISTED ABOVE. SEE FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
10. ALL RCP STORM WATER PIPE SHALL MEET THE COVER & CLASS CRITERIA AS OUTLINED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
11. ALL STORM PIPE JOINTS SHALL BE WRAPPED AS SPECIFIED IN FDOT ROADWAY & TRAFFIC STANDARDS, CURRENT EDITION.
12. THE LAST FOOT OF STORM WATER POND SHALL NOT BE EXCAVATED UNTIL ALL DISTURBED AREAS ARE STABILIZED.
13. ANY FILL MATERIAL MUST BE APPROVED BY ENGINEER IN WRITING PRIOR TO PLACEMENT.
14. SIGNIFICANT CARE MUST BE TAKEN WHEN GRADING RETENTION PONDS TO ENSURE THAT POND BOTTOMS DO NOT BECOME COMPACTED DURING CONSTRUCTION OR SEALED BY CONSTRUCTION SEDIMENT. IF SEDIMENTATION OR COMPACTION OF A POND BOTTOM OCCURS, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE THE DESIGN HYDRAULIC CONDUCTIVITY.
15. THE SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD), REQUIRES ALL PROPERTY OWNERS TO PERFORM A STORMWATER SYSTEM INSPECTION TO ASSURE THE PONDS, INLETS, AND PIPES ON SITE ARE BEING WELL-MAINTAINED (E.G., PROPERLY MOWED AND CLEAR OF DEBRIS), THE INTENT IS TO GUARANTEE THAT CONTAMINATED RAIN RUN-OFF FROM THE PROPERTY WILL NOT ADVERSELY AFFECT THE SURROUNDING AREA.
16. ALL PAVING, CONSTRUCTION, MATERIALS AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
17. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED,
18. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
19. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS,
20. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
21. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
22. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED, THE CONTRACTOR SHALL SAW CUT FULL DEPTH FOR A SMOOTH AND STRAIGHT JOINT.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
24. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
25. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACTOR DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS AS NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
26. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS. FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
27. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
29. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORMWATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH JURISDICTIONAL MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER. UNLESS SPECIFIED OTHERWISE ON PLANS.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.40% MINIMUM SLOPE OR WILL BE RELAID BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 4" X 4" X 8' PT POST PAINTED GREEN ON END.
8. PIPE MATERIAL IS ASTM D3034, SDR-26 UNLESS OTHERWISE NOTED.
9. A MINIMUM OF 1.00% SLOPE SHALL BE MAINTAINED ON THE SANITARY SEWER SERVICE LATERALS. AT NO TIME SHALL A SANITARY SEWER LATERAL HAVE A SLOPE OF 15% OR GREATER.
10. SANITARY SEWER GRAVITY MAINS ARE TO BE UPGRADED IN MATERIAL TO WATER MAINS STANDARDS AND HYDROSTATICALLY PRESSURE TESTED WITH WATER TO ENSURE JOINT TIGHTNESS IF EITHER OF THE HORIZONTAL OR VERTICAL MINIMUM REQUIRED CLEARANCE FROM A WATER MAIN CANNOT BE MAINTAINED OR IF THE SEWER MAIN IS ABOVE THE WATER MAIN.
11. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
    A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
    B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
    C. AIR TESTS, AS MINIMAL, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-924 FOR CONCRETE PIPE. ASTM F-1417 FOR PLASTIC PIPE AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES, AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
12. DEFLECTION TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 33.85, FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM, TESTING REQUIREMENTS SPECIFY.
    A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
    B. USING A RIGID BALL OR MANDREL FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH IS SPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
    C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

WATER MAIN CONSTRUCTION NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
2. SEPARATION REQUIREMENTS (SEE TABLE 1.0-UTILITY SEPARATIONS ON SHEET G-3)
    2.1. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS, SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
        2.1.1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.,
        2.1.2. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 3' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER,
        2.1.3. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST 6' AND PREFERABLY 10' BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C., THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO 3' WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6' ABOVE THE TOP OF THE SEWER.
    2.2. VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS OR RECLAIMED WATER PIPELINES:
        2.2.1. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY GRAVITY OR VACUUM-TYPE SANITARY SEWER PIPE SHALL BE LAID SO THE OUTSIDE OF THE WATER MAINS IS AT LEAST 6" AND PREFERABLY 12" ABOVE OR AT LEAST 12" BELOW THE OUTSIDE OF THE OTHER PIPE. IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
        2.2.2. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAINS IS AT LEAST 12" ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
        2.2.3. AT THE UTILITY CROSSINGS DESCRIBED IN THE ABOVE PARAGRAPHS, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 3' FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST 6' FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
    2.3. NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE OR A STORM SEWER MANHOLE.
    2.4. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST 3' FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AT LEAST 3' BUT PREFERABLY 10' FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610. F.A.C. AND AT LEAST 10' FROM ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT OR DISPOSAL SYSTEM AS DERINED IN SECTION 381.0065(2), F.S. AND RULE 64E-6.002, F.A.C.
    2.5. EXCEPTIONS/MITIGATION:
        ADHERENCE TO THE ABOVE CONSTRAINTS AND SEPARATIONS IN THE ABOVE ITEMS SHALL BE COMPLIED WITHOUT EXCEPTION. IF FOR SOME REASON WHERE IT IS NOT TECHNICALLY FEASIBLE OR ECONOMICALLY SENSIBLE THAT THE ABOVE ITEMS CANNOT BE COMPLIED WITH, CONTRACTOR IS TO STOP WORK AND NOTIFY THE ENGINEER OF RECORD FOR THE APPROPRIATE SOLUTION. THE SOLUTION WILL BE SUBMITTED TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR APPROVAL PRIOR TO WORK COMMENCEMENT.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
4. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
5. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED EXTENSION WHERE NEEDED.
6. ALL PUBLIC WATER SYSTEMS COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT SHALL BE INSTALLED UNDER THIS PROJECT, AND THAT SHALL COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND SHALL BE MARKED WITH NSF SEAL OF APPROVAL.
7. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED MARKED IN ACCORDANCE WITH SUBPARAGRAPHS 62-555.320(21)(b)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR, ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR IF PAINT IS USED INSTEAD OF TAPE. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER . TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS A LONG THE TOP OF THE PIPE.
8. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES . SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR.
9. MARK DRINKING WATER SERVICES WITH A 4" X 4" X 8' PT POST PAINTED BLUE ON END.
10. PIPE MATERIALS: ALL PIPES, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS.
    A. PVC WATER MAINS 4 INCHES TO 12 INCHES SHALL BE IN ACCORDANCE WITH AWWA C900, LATEST EDITION AND SHALL BE DR18, PVC WATER MAINS 14 INCHES TO 36 INCHES SHALL BE IN ACCORDANCE WITH AWWA C905. LATEST EDITION AND SHALL BE DR18, PVC PIPES LESS THAN 4 INCHES ARE NOT ALLOWED INTHE UTILITY PROVIDERS. IN OTHER JURISDICTIONS, THEY SHALL BE IN ACCORDANCE WITH ASTM D1785 (SCHEDULE 40, 80, 120) OR ASTM D2241 SDR 21, MINIMUM WORKING PRESSURE FOR ALL PVC SHALL BE 150 PSI, ALL PVC PIPE SHALL HAVE THE SAME O.D. AS DUCTILE IRON PIPE. PVC PIPE JOINTS SHALL BE IN ACCORDANCE WITH ASTM D3139 AND AWWA STANDARDS.
    B. DUCTILE IRON PIPE SHALL CONFORM TO ANSI A21.51/AWWA C151 AND SHALL BE A MINIMUM OF CLASS 50, DUCTILE IRON JOINTS SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
    C. ALL SERVICES SHALL BE POLYETHYLENE TUBING, CLASS 160 AND SHALL BE IN ACCORDANCE WITH AWWA C901.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND UTILITIES DIVISION MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION SECTION 51.6 WHICH INCLUDES A FULL FLUSH.
12. ALL VALVES SHALL BE LOCATED IN NON PAVED AREAS. UNLESS SPECIFIED ON PLANS.
13. FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
14. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
16. WHERE NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT CANNOT BE AVOIDED, THEY SHALL BE PROVIDED WITH A FIRE FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. ALL FIRE HYDRANTS THAT WILL BE INSTALLED UNDER THIS PROJECT SHALL BE LOCATED AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., OR VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62,610, F.A.C.
18. WATER SERVICES ARE TO TERMINATE 1' OUTSIDE ROW ALONG THE PROPERTY LINE.
19. PROPOSED FIRE HYDRANTS CONNECTED TO THE POTABLE WATER MAIN, FOR THIS PROJECT, SHALL BE PAINTED PER JURISDICTION. FIRE HYDRANTS CONNECTED TO THE DESIGNATED FIRE LINE SHALL BE PAINTED PER JURISDICTION.
20. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(b)3,F.A.C. USING BLUES AS A PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE-STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPED APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.) [FAC 62-555.320(21)(b)3]
21. THE OPEN END OF THE AIR RELIEF PIPE FROM ALL AUTOMATIC AIR RELIEF VALVES WILL BE EXTENDED TO AT LEAST ONE FOOT ABOVE GRADE AND WILL BE PROVIDED WITH A SCREENED, DOWNWARD-FACING ELBOW. [FAC 62-555.320(21)(b)3, AND RSWM,8.4.2]
22. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE, AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE. [FAC 62-555.320(21)(b)3, AND RSWM,8.5.2]
23. ALL WATER MAIN TEES, BENDS, PLUGS, AND HYDRANTS WILL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT. [FAC 62-555.320(21)(b)3, AND RSWM,8.5.4]
24. NEW OR ALTERED WATER MAIN INSTALLATION AND PRESSURE AND LEAKAGE TESTING, SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS, PVC WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C605. DUCTILE IRON WATER MAIN INSTALLATION AND TESTING SHALL CONFORM TO AWWA C600.
25. NEW OR ALTERED WATERMAINS, INCLUDING FIRE HYDRANT LEADS AND SERVICE LINES THAT WILL BE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER, SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA C651.
26. VIHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN-SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE, NFPA 1.16.5.

FORCE MAIN NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE UTILITY PROVIDERS MANUAL OF STANDARDS AND SPECIFICATIONS FOR FORCE MAIN CONSTRUCTION.
2. PIPE LENGTHS SHOWN IN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER. THREADED EXTENSIONS WHERE NEEDED, UNLESS OTHERWISE NOTED.
5. ALL PVC FORCE MAIN SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF).
6. ALL NON-METALLIC FORCE MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 14 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC FORCE MAINS SHALL BE EITHER A SOLID GREEN COLOR OR WHITE WITH GREEN LETTERING. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
7. HYDROSTATIC & LEAKAGE TESTING OF THE FORCE MAIN SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600.
8. PIPE MATERIALS:
   PVC - SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARDS C900, LATEST EDITION. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 100 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 25 UNLESS OTHERWISE NOTED. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE. PVC JOINT- SHALL BE IN ACCORDANCE WITH ASTM D3139. DUCTILE IRON JOINT- SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.
9. AIR RELEASE VALVES SHALL BE REQUIRED AT ALL HIGH POINTS IN THE PROPOSED FORCE MAIN, AS SHOWN ON PLANS. HIGH POINTS IN THE FORCE MAIN ARE DEFINED AS A CHANGE IN ELEVATION TWICE THE DIAMETER OF THE PIPE.
10. ALL FORCE MAINS TO BE CONSTRUCTED WITH A MINIMUM OF 3' FEET OF COVER.
11. TESTING OF THE SEWAGE COLLECTION SYSTEM IS AS FOLLOWS:
   A. ALL GRAVITY SEWER MAINS REQUIRE LOW PRESSURE AIR TESTING IN ACCORDANCE WITH THE LATEST UNI-BELL STANDARD FOR LOW PRESSURE AIR TESTS, AIR TEST, AS A MINIMUM, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM SPECIFICATIONS, ASTM F1417 FOR PLASTIC PIPE.
   B. ALL MANHOLES SHALL BE INSPECTED FOR INFILTRATION, ALIGNMENT, FLOW CHANNEL CONSTRUCTION AND COAL TAR EPOXY PAINT THROUGHOUT.
   C. HYDROSTATIC TESTS CONSISTING OF A HYDROSTATIC PRESSURE TEST AND HYDROSTATIC LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY INSTALLED SEWER FORCE MAIN SYSTEM PRESSURE PIPES AND APPURTENANCES IN ACCORDANCE WITH AWWA C600 OR M23 AS APPLICABLE. THE PRESSURE SHALL BE 150 PSI FOR TWO (2) HOURS.
   D. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE EXCLUDING FORCE MAINS. TESTS SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.D MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS.
   A. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   B. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, WATER, REUSE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL PIPING LOCATIONS INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL CLASS, ETC.
   C. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   D. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS. BUT CONSTRUCTED IN THE FIELD, ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   E. LOCATION OF ALL INLETS AND MANHOLES. HYDRANTS, VALVES AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO PREFERABLY THREE PERMANENT POINTS.
   F. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE VERIFIED AND SHOWN. THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS, CONTROL STRUCTURES AND MANHOLES SHALL BE SHOWN.
   G. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. SPOT ELEVATIONS SHALL BE TAKEN AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AT 50' INTERVALS.
   H. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIM WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA.
   I. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
   J. WHERE THE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCE MAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
2. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

CLEARANCES:

1. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING 90 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
2. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL UTILITY IMPROVEMENTS, PRESSURE TESTS, BACTERIOLOGICAL TESTS, AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS WITH F,D,E,P, AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.
3. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH SIGNED AND SEALED AS-BUILTS OF ALL STORM WATER SYSTEM IMPROVEMENTS AND ANY OTHER INFORMATION NECESSARY FOR THE CLEARANCE APPROVALS AND THE LOCAL UTILITY PROVIDER. THIS INFORMATION SHALL BE PROVIDED TO THE ENGINEER 60 DAYS PRIOR TO THE ANTICIPATED COMPLETION OF CONSTRUCTION AND/OR CERTIFICATION OF COMPLETION APPROVAL DATE.

DEMOLITION NOTES:

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

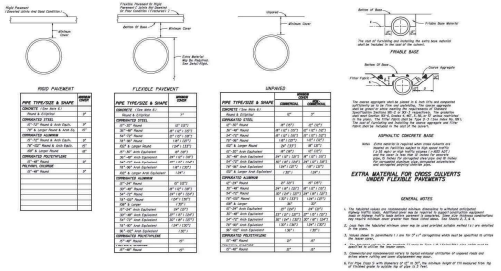
LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

TABLE 2.0 - STORM PIPE COVER



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Vero Beach, Florida 32960

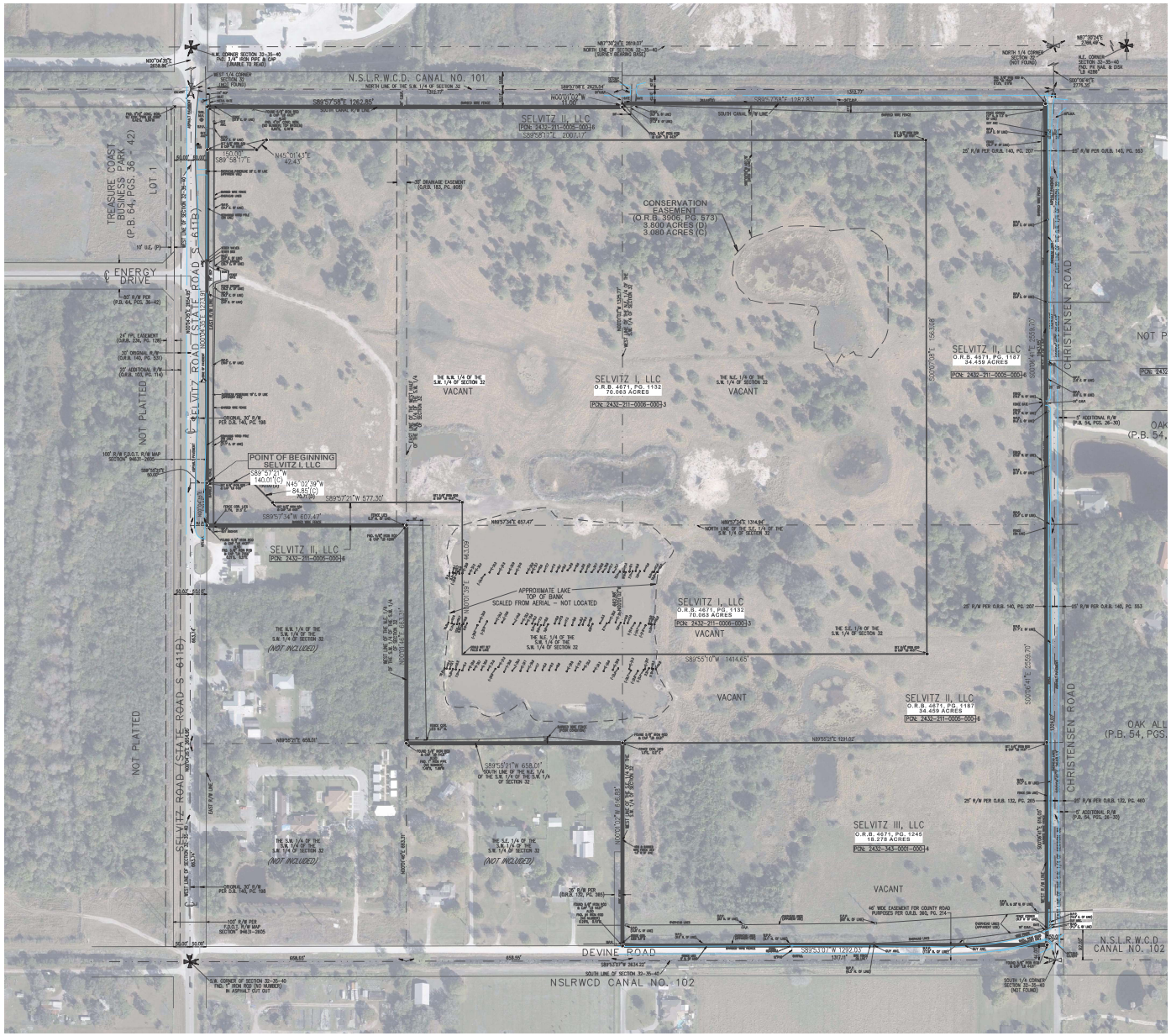
ISSUE	DATE	COMMENTS

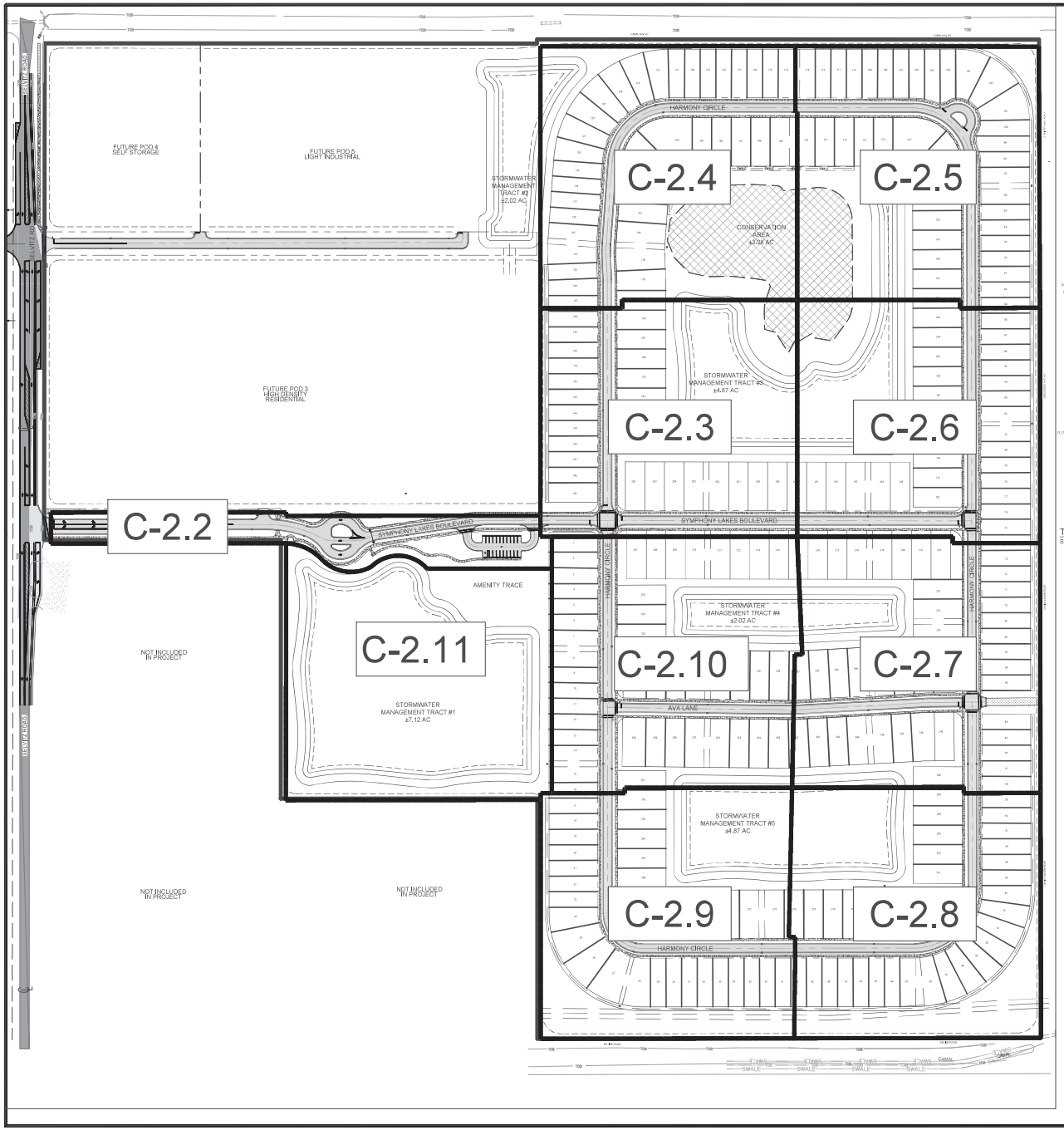
SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

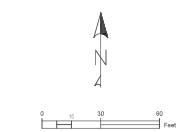
TAB SHEET TITLE: GENERAL NOTES	DRAWN BY: DCC	CHECKED BY	APPROVED BY	SCALE: SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-2.2

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-1 GENERAL NOTES.dwg
DATE: 7/17/2025
TIME: 5:07 PM

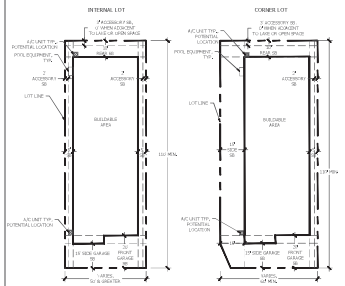

N.S.L.R.W.C.D. CANAL NO. 101
SELVITZ II, LLC
PCN: 2432-211-0005-00016
S89°58'17"E 2007.17'
CONSERVATION EASEMENT
(O.R.B. 3906, PG. 573)
3.800 ACRES (D)
3.080 ACRES (C)
SELVITZ I, LLC
O.R.B. 4671, PG. 1132
70.063 ACRES
PCN: 2432-211-0006-00013
SELVITZ II, LLC
O.R.B. 4671, PG. 1187
54.459 ACRES
PCN: 2432-211-0005-00016
SELVITZ III, LLC
O.R.B. 4671, PG. 1245
18.278 ACRES
PCN: 2432-343-0001-00014
VACANT
NOT PLATTED
TREASURE COAST BUSINESS PARK (P.B. 64, PGS. 36 - 42)
LOT 1
ENERGY DRIVE
SELVITZ ROAD (STATE ROAD S-611B)
CHRISTENSEN ROAD
OAK ALL (P.B. 54, PGS.
NOT P
POINT OF BEGINNING SELVITZ I, LLC
S89° 57'21"W 140.01'(C)
N45° 02'39"W 84.85'(C)
S89°57'21"W 577.30'
S89°57'54"W 607.47'
APPROXIMATE LAKE TOP OF BANK SCALED FROM AERIAL – NOT LOCATED
THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 32 (NOT INCLUDED)
THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 32
THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 32
S89°55'10"W 1414.65'
S89°58'21"W 658.01'
SOUTH LINE OF THE N.E. 1/4 OF THE S.W. 1/4 OF SECTION 32
46' WIDE EASEMENT FOR COUNTY ROAD PURPOSES PER O.R.B. 360, PG. 314
DEVINE ROAD
NSLRWCD CANAL NO. 102
N.S.L.R.W.C.D CANAL NO. 102
S.W. CORNER OF SECTION 33-35-40 FND. 1" IRON ROD (NO NUMBER) IN ASPHALT CUT OUT
SOUTH 1/4 CORNER SECTION 33-35-40 (NOT FOUND)
N.E. CORNER SECTION 33-35-40 FND. 1/4" IRON PIPE & CAP (UNABLE TO READ)
N.E. CORNER SECTION 33-35-40 FND. PK NAIL & DISK "LB 4386"
NORTH 1/4 CORNER SECTION 33 (NOT FOUND)
N87°30'24"E 2660.49'
S89°57'58"E 1262.85'
N45°01'43"E 42.43'
S89°58'17"E
150.00'
50' DRAINAGE EASEMENT (O.R.B. 183, PG. 605)
25' R/W PER O.R.B. 140, PG. 207
45' R/W PER O.R.B. 140, PG. 553
5' ADDITIONAL R/W (P.B. 54, PGS. 28-30)
60' R/W PER O.R.B. 132, PG. 460
25' R/W PER O.R.B. 132, PG. 205
100' R/W EAST R/W MAP SECTION 94631-2605
24' FPL EASEMENT (O.R.B. 236, PG. 179)
30' ORIGINAL R/W (O.R.B. 140, PG. 535)
20' ADDITIONAL R/W (O.R.B. 183, PG. 614)
ORIGINAL 30' R/W PER O.R.B. 140, PG. 195
100' R/W PER P.S.L.C. R/W MAP SECTION 94631-2605
S00°07'06"E 1353.77'
S00°07'06"E 1287.83'
S00°07'06"E 1450.08'
S00°07'41"E 2659.70'
S00°08'41"E 2659.70'
N89°57'34"E 657.47'
N89°57'34"E 1314.94'
N89°58'21"E 658.01'
N89°55'21"E 1291.03'
S89°53'07"W 1297.03'
1317.41'
N00°07'06"W 1316.83'
N00°07'06"W 1316.83'
N00°07'06"W 1316.83





LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE



TYPICAL LOT LAYOUT
SCALE: NTS

KEYNOTE LEGEND:

A.	30" R1-1, HIHNTENSITY STOP SIGN w/ D3 STREET NAME
B.	CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C.	24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D.	ENTRY AND EXIT GATES
E.	5' CONCRETE SIDEWALK
F.	VALLEY GUTTER
G.	TYPE "D" CURB
H.	STREET LIGHT
I.	4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J.	4" W DOULBE YELLOW STRIPING FDOT INDEX #711-001
K.	DETECTABLE WARNING STRIP FDOT INDEX #522-002
L.	EMERGENCY VEHICLE ACCESS GATE
M.	4" W WHITE STRIPING
N.	PARKING STOP
O.	ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

DEDICATED EASEMENTS AND TRACTS:

1.) SUBDIVISION RIGHT-OF-WAY TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

2.) ALL PROPOSED EASEMENTS TO REMAIN PRIVATE. OWNERSHIP WILL BE MAINTAINED BY THE HAWK'S LANDING HOA.

3.) LANDSCAPE BUFFER TRACT TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

4.) ALL OPEN SPACE TRACTS TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

5.) SWM TRACT TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

GENERAL NOTES:

1.) ALL TRAFFIC CONTROL SIGNAGE, SIZES, HEIGHTS AND PLACEMENTS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FDOT DESIGN STANDARDS, AND THE I.R.C. TYPICAL DRAWINGS FOR ROADWAY SIGNING, STRIPING & GEOMETRICS, LATEST EDITIONS.

2.) ALL NUISANCE EXOTIC VEGETATION EXISTING ON SITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.

3.) NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.

4.) ALL SOLID, NON-BREAKAWAY OBJECTS (POSTS, BOLLARDS, STREETLIGHTS, GATE SUPPORTS) SHALL BE LOCATED A MINIMUM DISTANCE OF 2.5-FEET FROM FACE OF CURB WHERE A TYPE 'D' CURB EXISTS OR 6-FEET FROM THE EDGE OF TRAVEL LANE WHERE MOUNTABLE CURB EXISTS.

5.) STREET NAME SIGNS SHALL BE 6" HIGH WITH 6" LETTERS.

6.) KEY ACCESS BOX (KNOX) WILL BE PROVIDED AT ENTRANCE GATE

7.) ALL UTILITIES WILL BE UNDERGROUND.

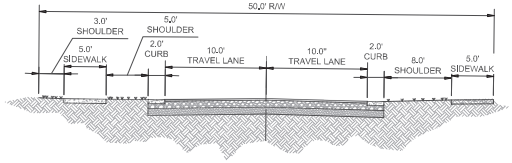
8.) DRIVEWAYS ARE REQUIRED TO BE 5' OFF SIDE LOT LINES.

9.) POTABLE WATER WILL BE PROVIDED BY INDIAN RIVER COUNTY DEPARTMENT OF UTILITIES SERVICES.

10.) ALL PAVEMENT MARKINGS 25' BACK FROM INDIAN RIVER COUNTY ROW LINE SHALL CONSIST OF 90 MIL EXTRUDED ALKYD BASE THERMOPLASTIC. ALL OTHER ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED.

11.) ALL IMPACTS TO COUNTY RIGHT-OF-WAY SHALL BE SODDED WITHIN 3 DAYS OF FINAL GRADING.

12.) PLAT OVER SITE PLAN MUST BE CONSTRUCTED TO FDOT SPECIFICATIONS, INCLUDING SECTION 430.



50' PRIVATE RIGHT-OF-WAY
SCALE: NTS

Mills, Short & Associates
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PHONE: 772.226.7262
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700 22nd Place, Suite 202D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: OVERALL HORIZONTAL CONTROL SHEET
DESIGNED BY: DCC
DRAWN BY: JWM
CHECKED BY:
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-2.1

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 HORIZONTAL CONTROL PLAN.dwg
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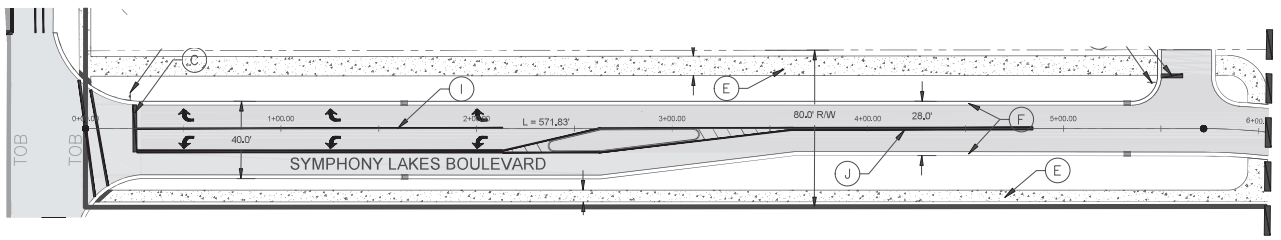
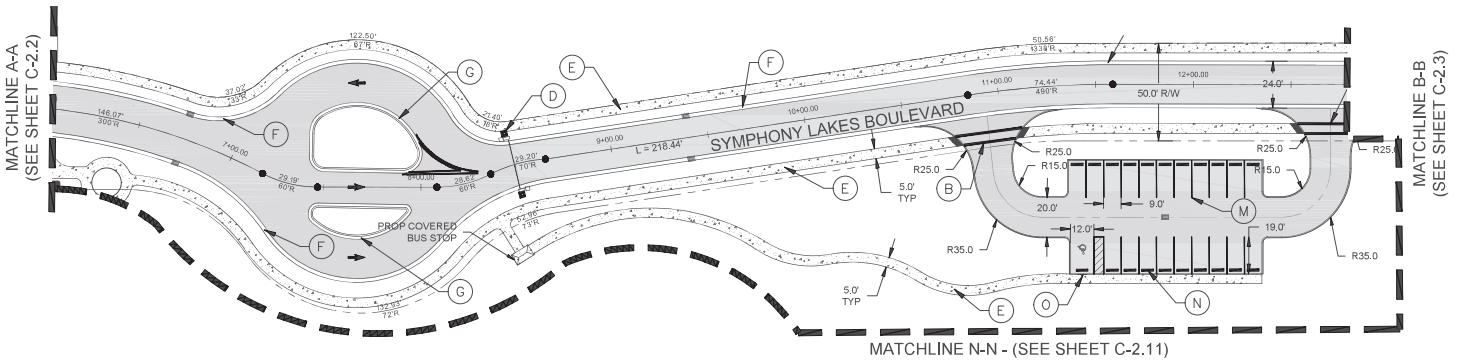
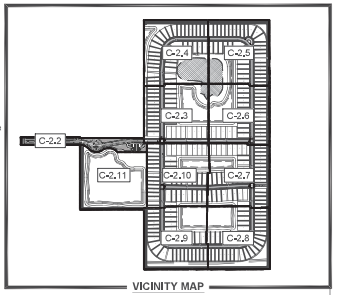
TIME: 5:08 PM







LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOUBLE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 523-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

GENERAL NOTES:

1.) ALL TRAFFIC CONTROL SIGNAGE, SIZES, HEIGHTS AND PLACEMENTS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, FDOT DESIGN STANDARDS, AND THE I.R.C. TYPICAL DRAWINGS FOR ROADWAY SIGNING, STRIPING & GEOMETRICS, LATEST EDITIONS.
2.) ALL NUISANCE EXOTIC VEGETATION EXISTING ON SITE MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
3.) NO CONSTRUCTION, TREES, OR SHRUBS WILL BE PLACED IN EASEMENTS WITHOUT COUNTY APPROVAL.
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5.) STREET NAME SIGNS SHALL BE 8" HIGH WITH 6" LETTERS.
6.) KEY ACCESS BOX (KNOX) WILL BE PROVIDED AT ENTRANCE GATE
7.) ALL UTILITIES WILL BE UNDERGROUND.
8.) DRIVEWAYS ARE REQUIRED TO BE 5' OFF SIDE LOT LINES.
9.) POTABLE WATER WILL BE PROVIDED BY INDIAN RIVER COUNTY DEPARTMENT OF UTILITIES SERVICES.
10.) ALL PAVEMENT MARKINGS 25' BACK FROM INDIAN RIVER COUNTY ROW LINE SHALL CONSIST OF 90 MIL EXTRUDED ALKYD BASE THERMOPLASTIC. ALL OTHER ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED.
11.) ALL IMPACTS TO COUNTY RIGHT-OF-WAY SHALL BE SODDED WITHIN 3 DAYS OF FINAL GRADING.
12.) PLAT OVER SITE PLAN MUST BE CONSTRUCTED TO FDOT SPECIFICATIONS, INCLUDING SECTION 430.

DEDICATED EASEMENTS AND TRACTS:

1.) SUBDIVISION RIGHT-OF-WAY TO BE DEDICATED TO AND MAINTAINED BY THE HAWK'S LANDING HOA.

2.) ALL PROPOSED EASEMENTS TO REMAIN PRIVATE. OWNERSHIP WILL BE MAINTAINED BY THE HAWK'S LANDING HOA.

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Mills, Short & Associates
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PHONE: 772.226.7262
CA-26: 30998
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-2.2

TIME: 5:08 PM
DATE: 7/17/2025
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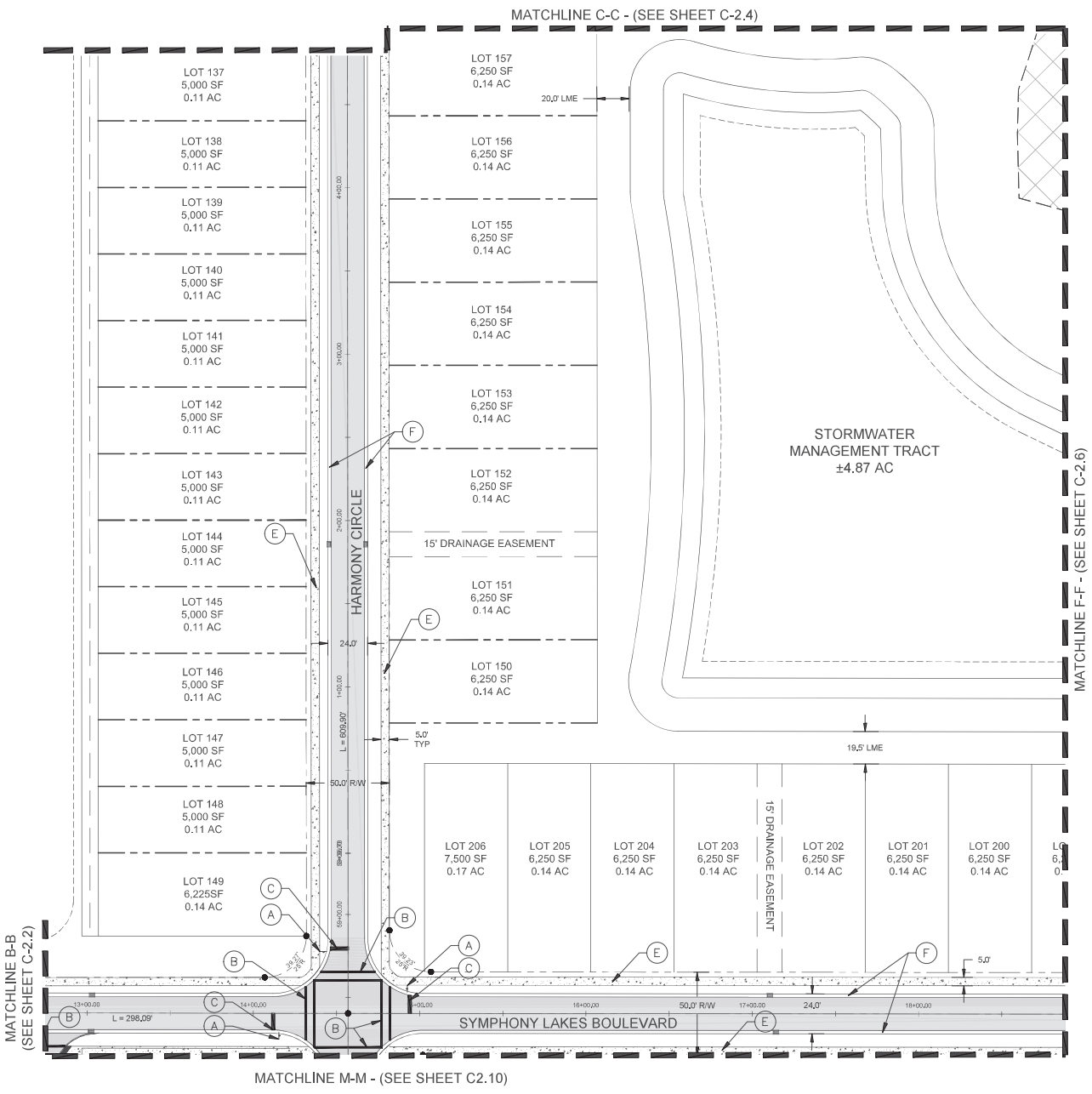

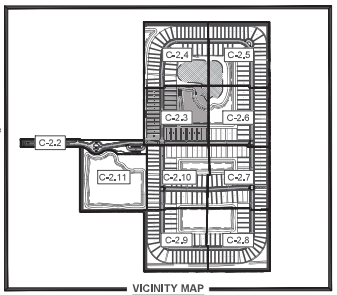

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOUBLE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.3

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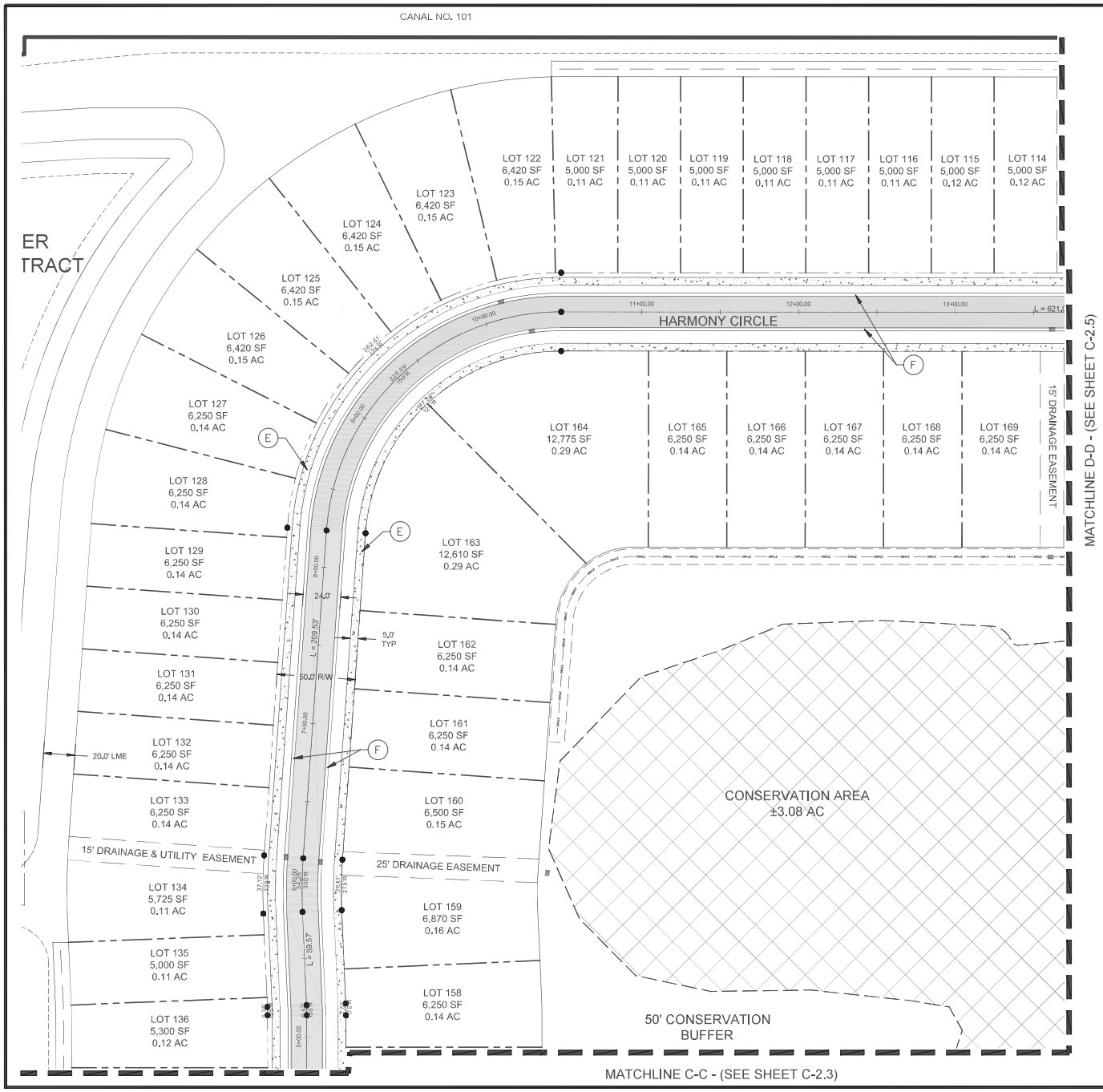

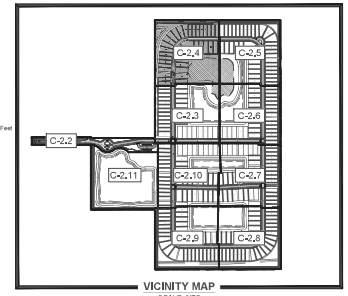

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
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K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

Mills, Short & Associates
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700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

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DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.4

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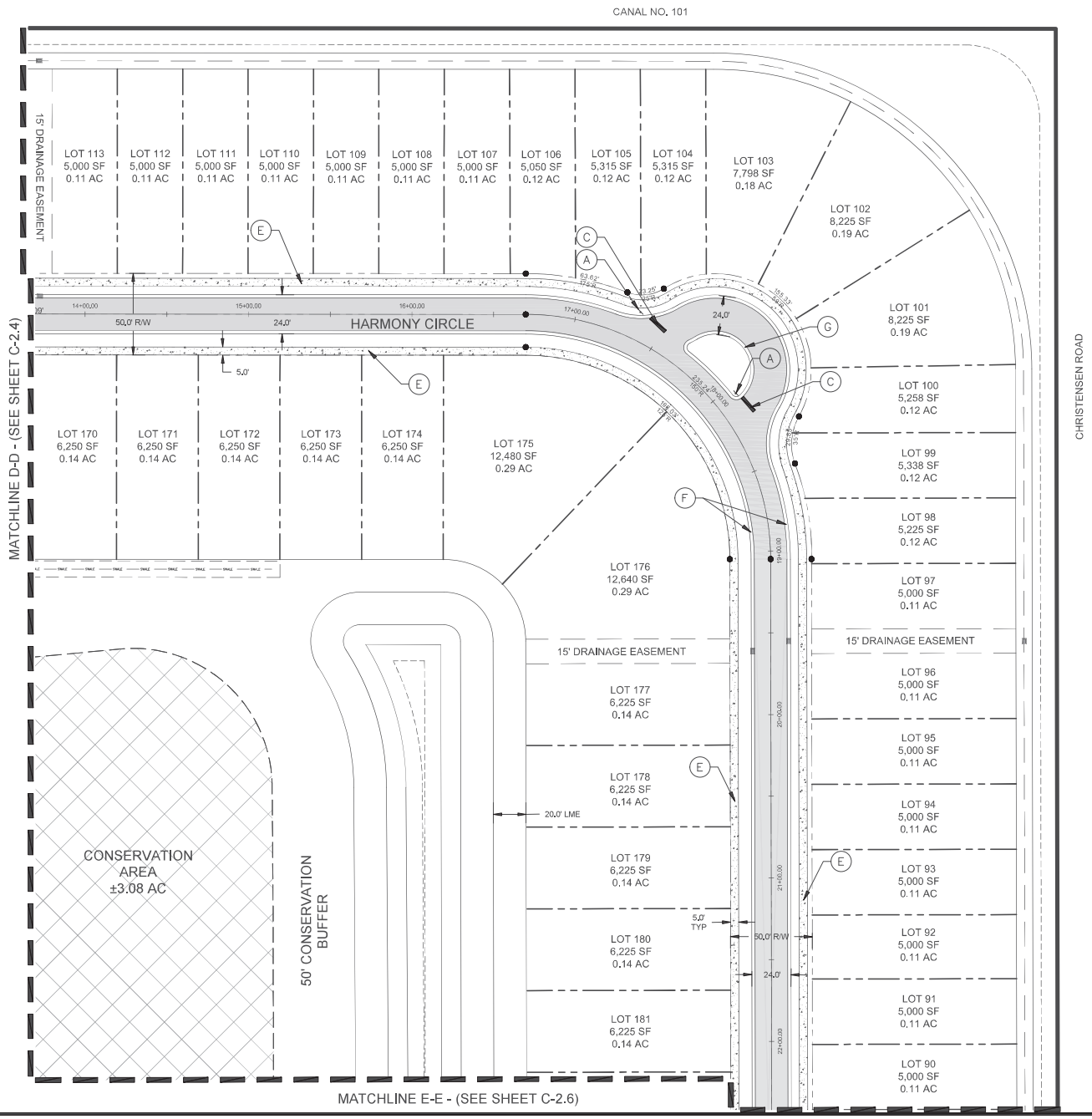

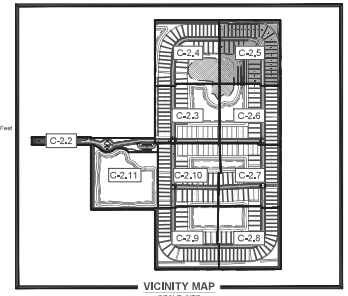

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
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L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.5

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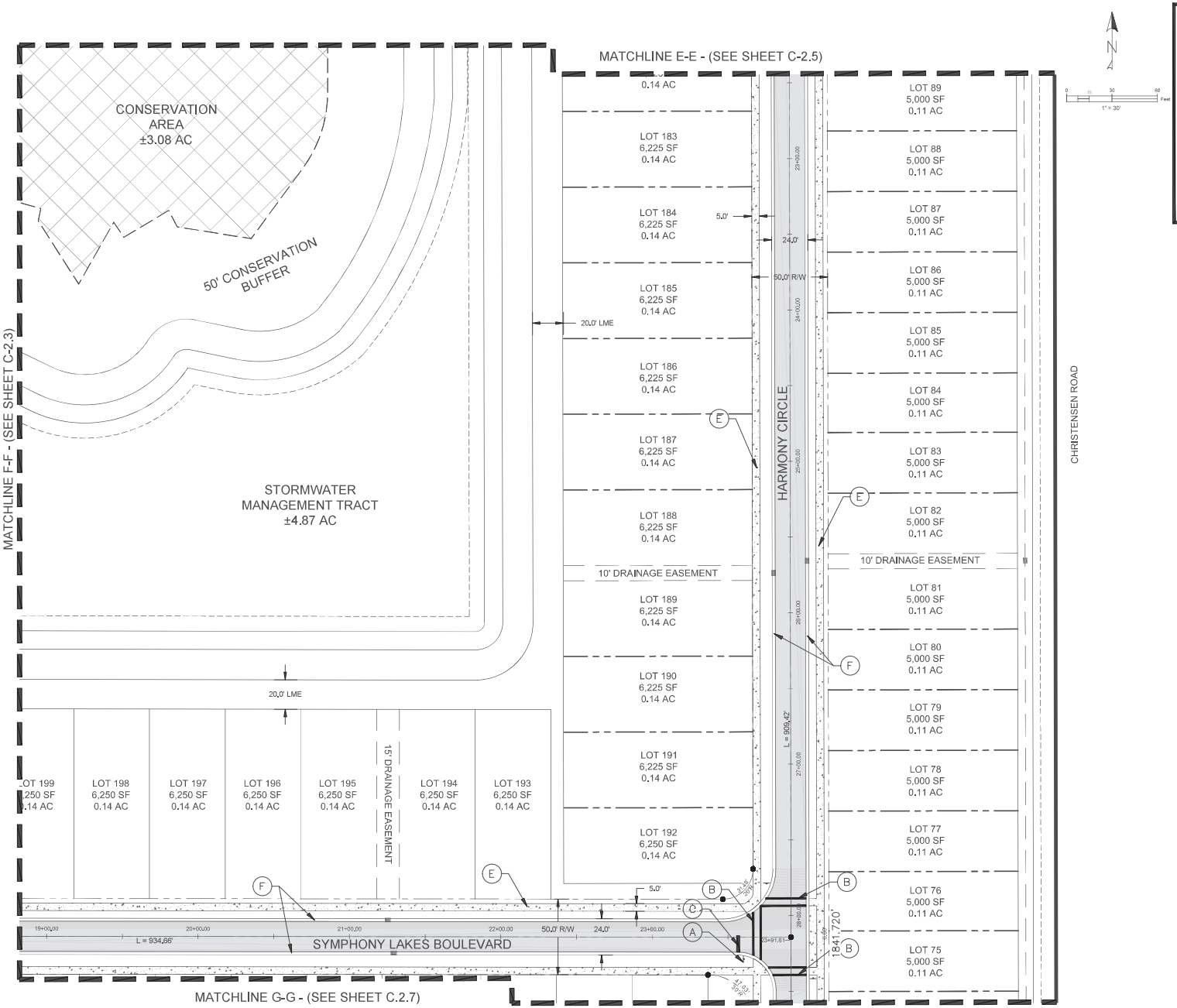

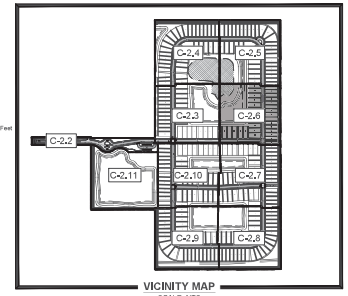

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
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- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

A. 30" R1-1, HI-INTENSITY STOP SIGN w/ D3 STREET NAME
B. CROSS-WALK PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
C. 24" W SOLID WHITE THERMOPLASTIC STOP BAR PER FDOT INDEX #711-001, CURRENT DESIGN STANDARDS.
D. ENTRY AND EXIT GATES
E. 5' CONCRETE SIDEWALK
F. VALLEY GUTTER
G. TYPE "D" CURB
H. STREET LIGHT
I. 4" W SINGLE YELLOW STRIPING FDOT INDEX #711-001
J. 4" W DOUBLE YELLOW STRIPING FDOT INDEX #711-001
K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.6

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg
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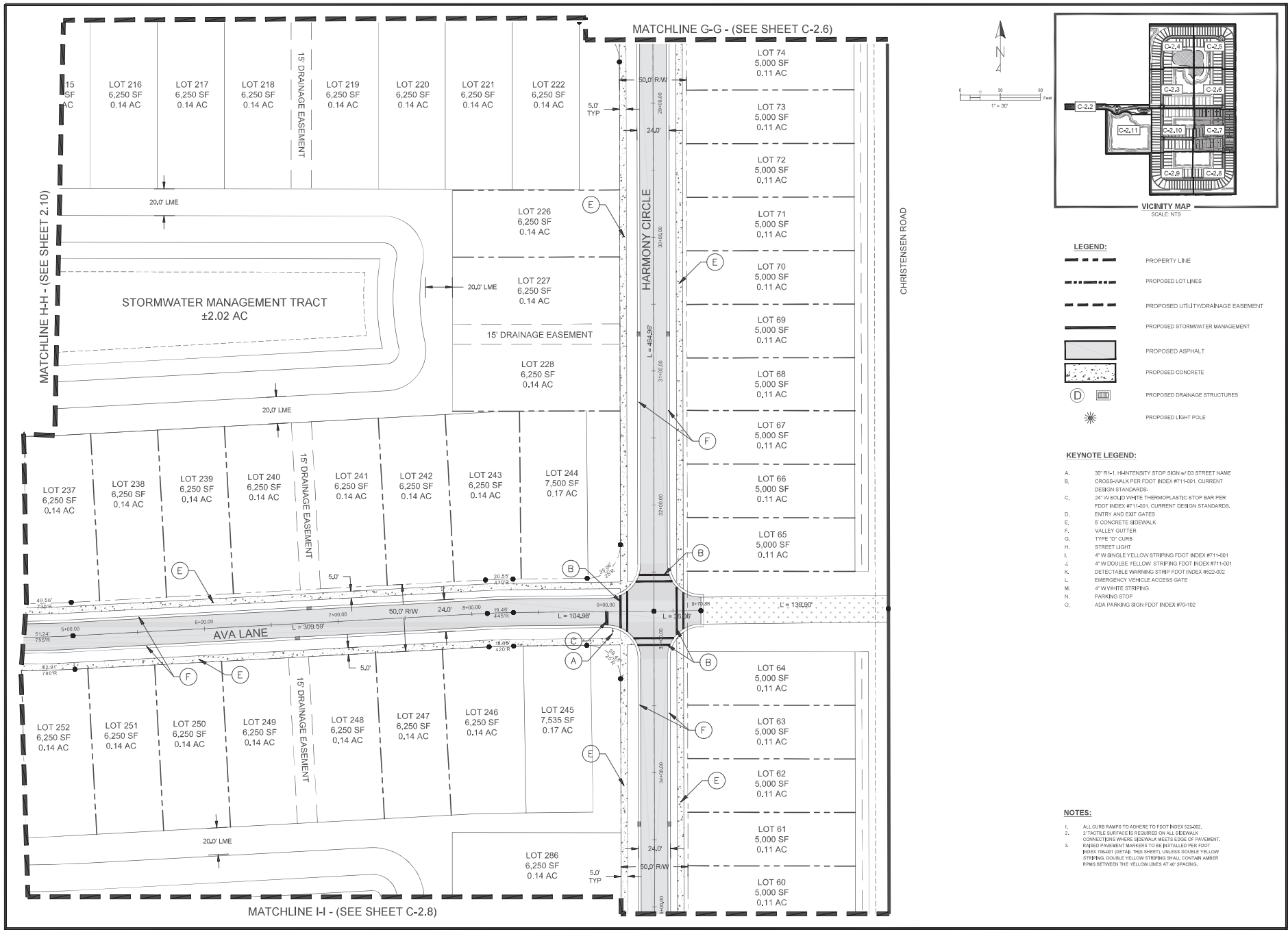
TIME: 5:08 PM



LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

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L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 523-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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700 22nd Place, Suite 202D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TAB SHEET	HORIZONTAL CONTROL PLAN
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-2.7

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 HORIZONTAL CONTROL PLAN.dwg
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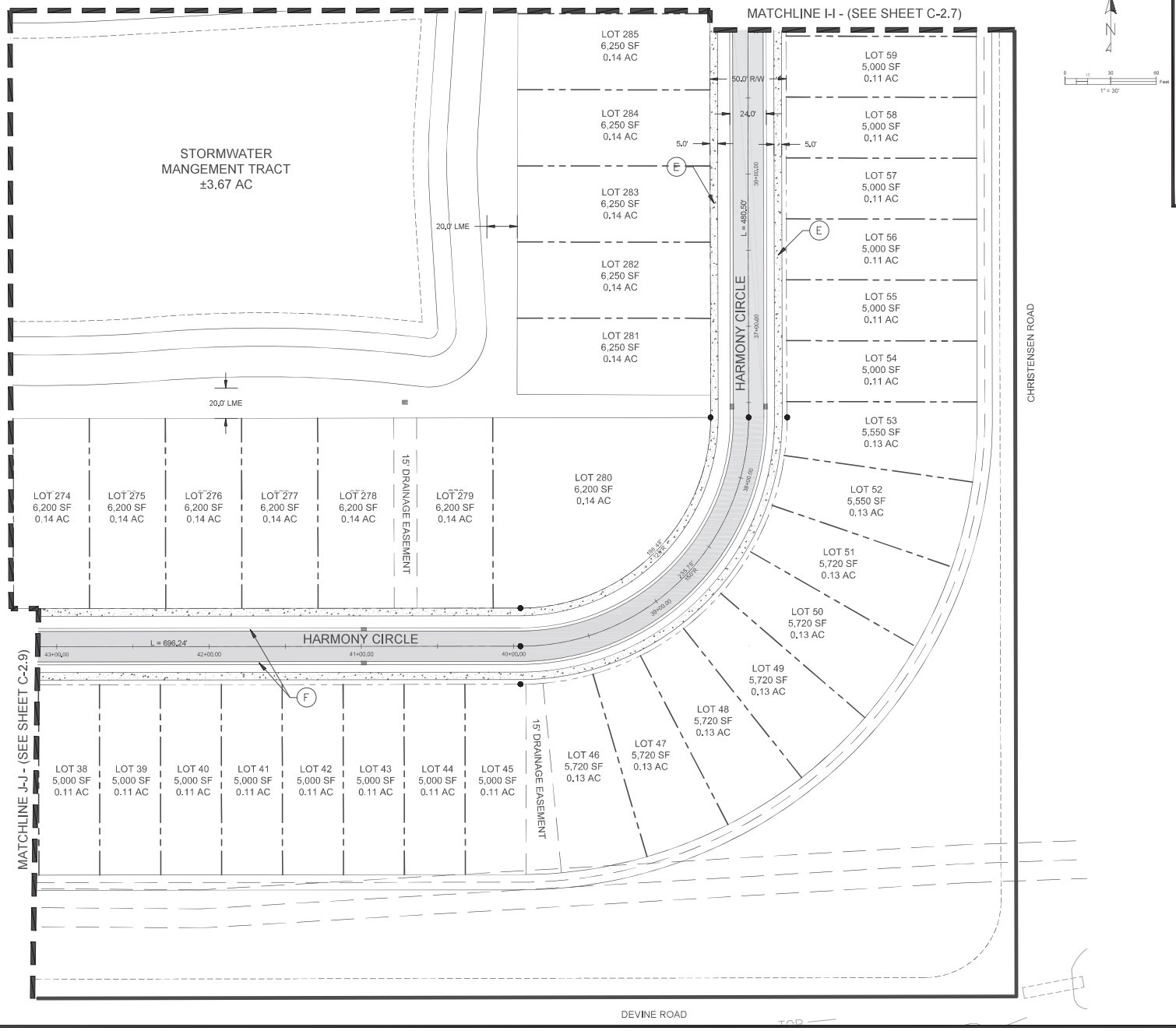

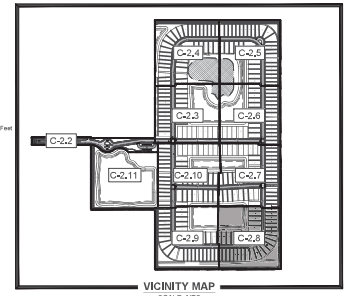

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED LIGHT POLE

KEYNOTE LEGEND:

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L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.8

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\G-3 HORIZONTAL CONTROL PLAN.dwg
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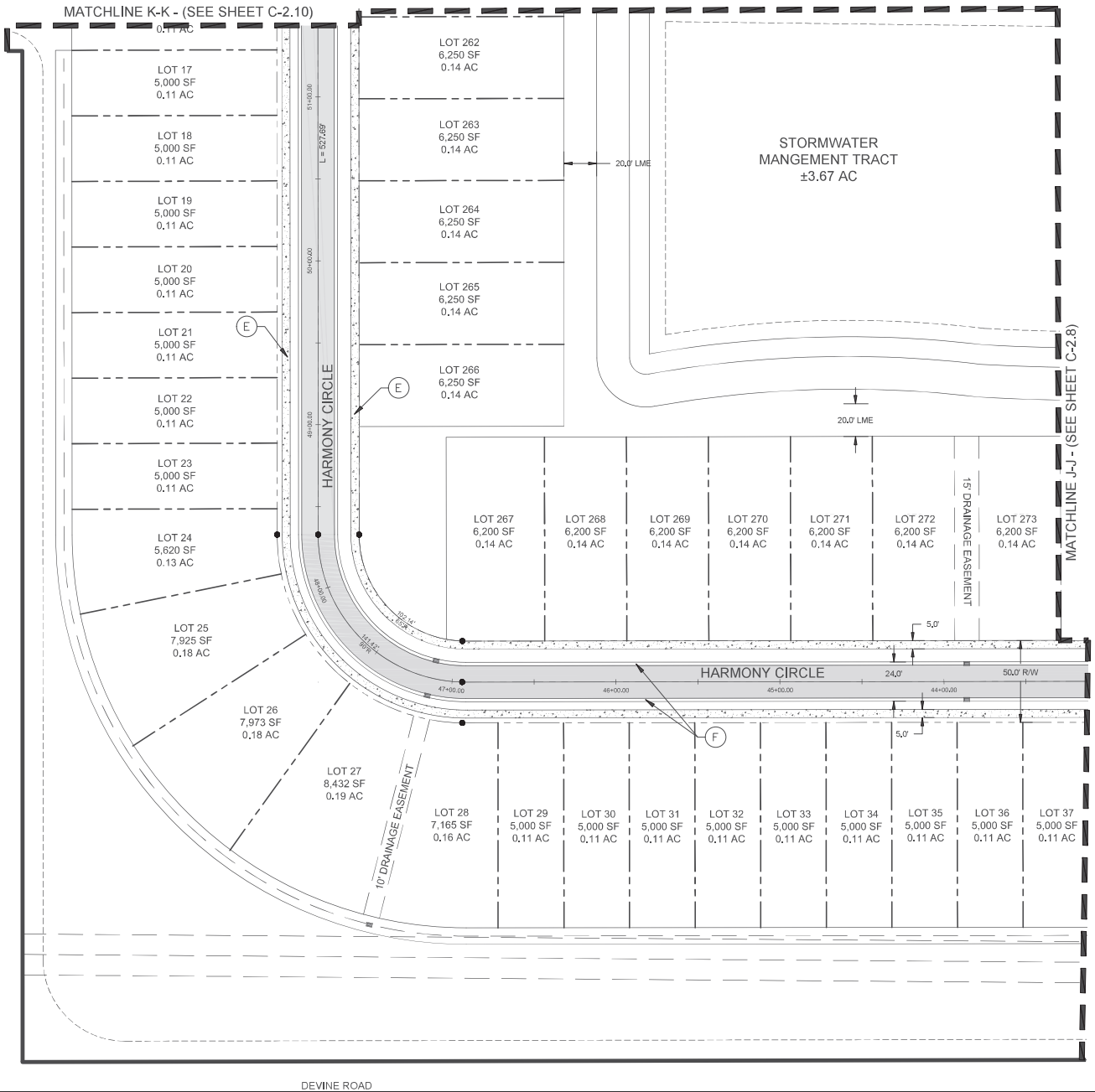

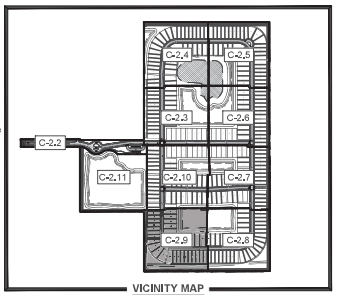

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
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- PROPOSED DRAINAGE STRUCTURES
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K. DETECTABLE WARNING STRIP FDOT INDEX #522-002
L. EMERGENCY VEHICLE ACCESS GATE
M. 4" W WHITE STRIPING
N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

NOTES:

1. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
2. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
3. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING. DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.

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SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.9

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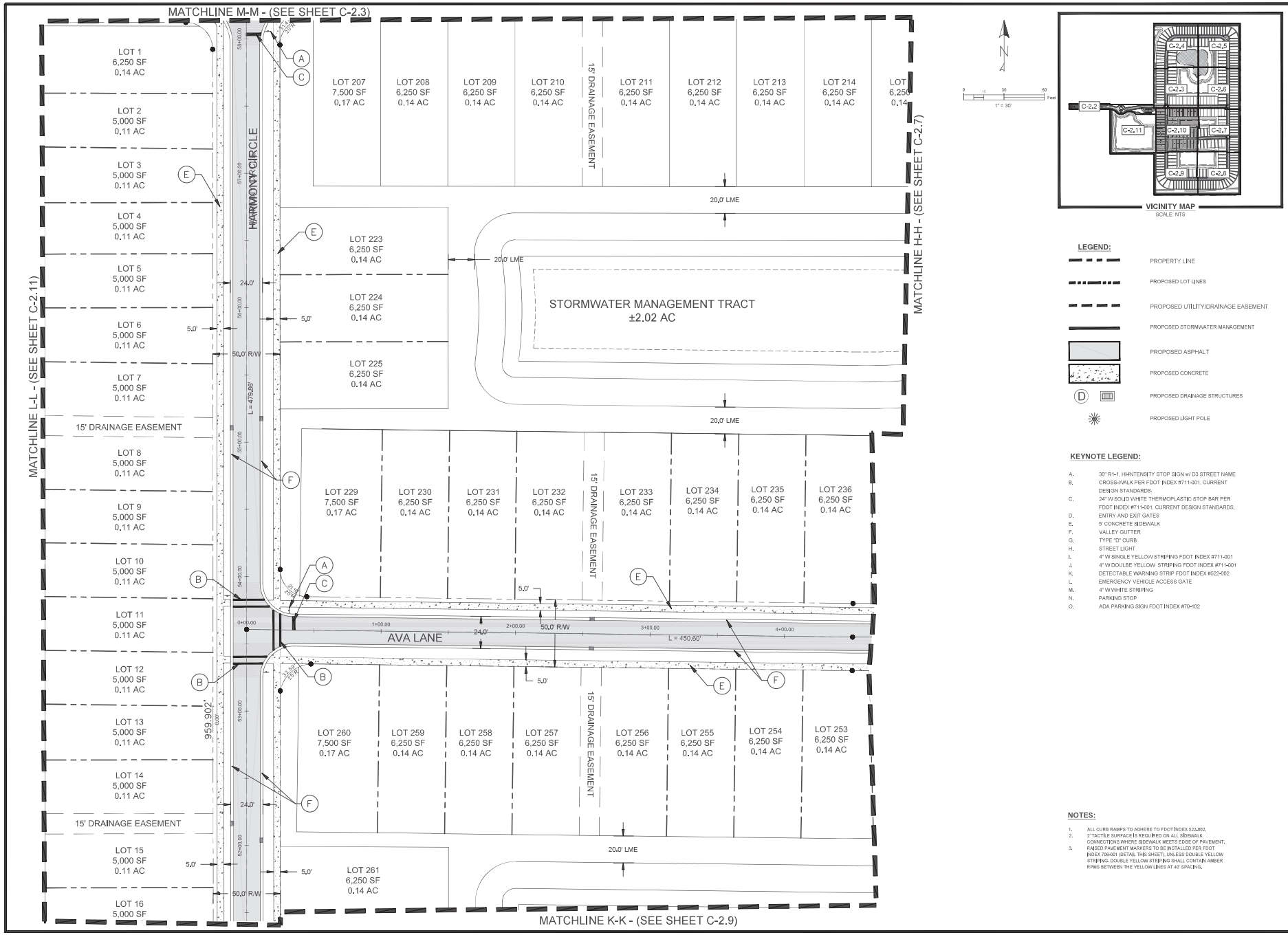

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
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SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TAB SHEET	DESIGNED BY	CHECKED BY	APPROVED BY
HORIZONTAL CONTROL PLAN	DCC	JWM	JWM

SCALE: SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-2.10

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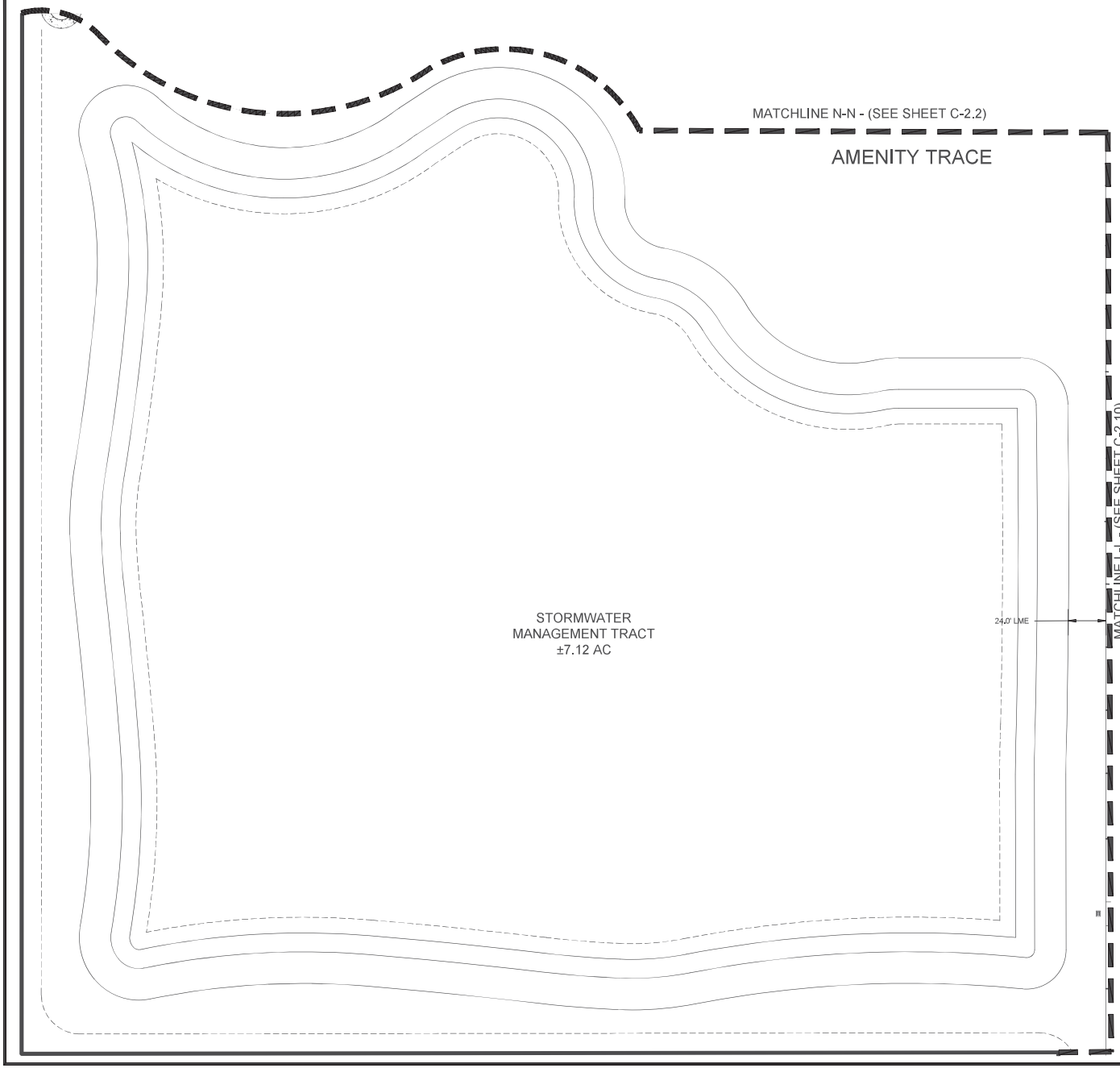

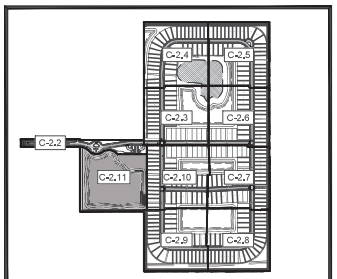

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
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KEYNOTE LEGEND:

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N. PARKING STOP
O. ADA PARKING SIGN FDOT INDEX #70-102

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CITY OF FORT PEIRCE, FL 34981

THIS SHEET: HORIZONTAL CONTROL PLAN
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CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-2.11

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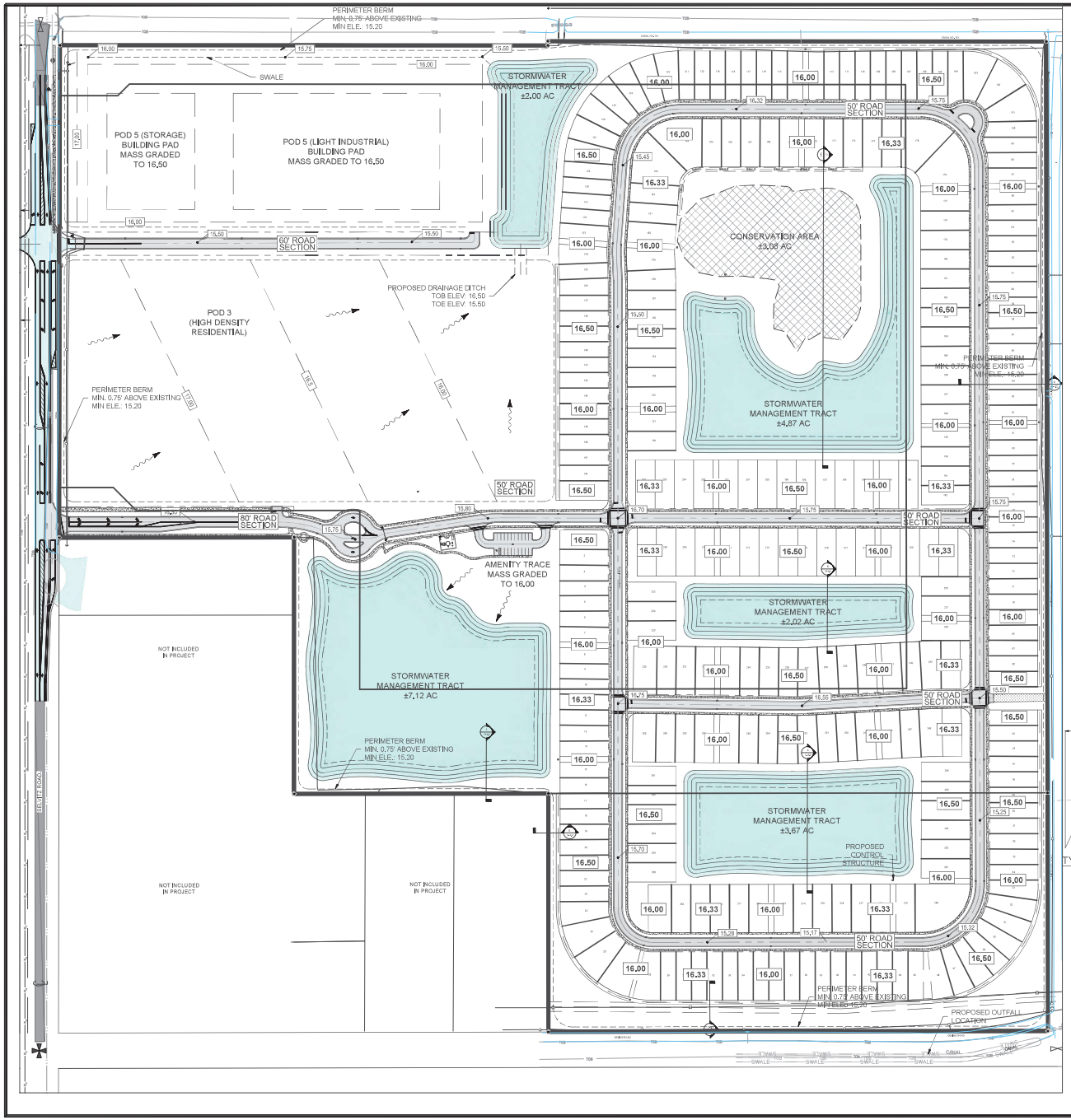

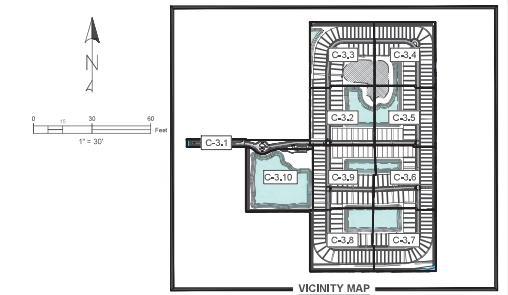

VICINITY MAP
SCALE: NTS

0 15 30 60 Feet
1" = 30'

LEGEND:

- PROPERTY LINE
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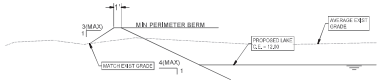
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- 16.80 PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 17.00 EXISTING TOPOGRAPHY LINE

NOTES:
SHOWN ELEVATIONS ARE HELD DOWN ELEVATIONS.

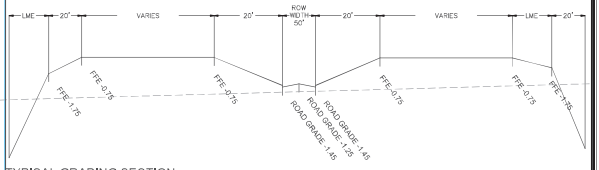
- BUILDING PADS TO BE LEFT 0.67' ABOVE GRADES SHOWN FOR FINISH FLOOR MINIMUM
- 1.0' BELOW GRADES SHOWN FOR CROWN FOR ROADWAYS MINIMUM

BASIN INFORMATION

Lake control	= 12.00
10 year 72 hour stage	= 14.82
Top of bank elevation	= 15.50
100 year 72 hour stage (Zero Discharge)	= 16.65
Minimum FFE	= 17.00
10 year 24 hours stage	= 14.82
Minimum road elevation	= 15.25



LAKE SECTION FOR MASS GRADING AREA



TYPICAL GRADING SECTION

1. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
2. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
4. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) OR (811) PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL , AND DISPOSAL OF LITTER WITHIN THE PROJECT LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G)

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SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE: MASS GRADING PLAN
DESIGNED BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-3.0

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
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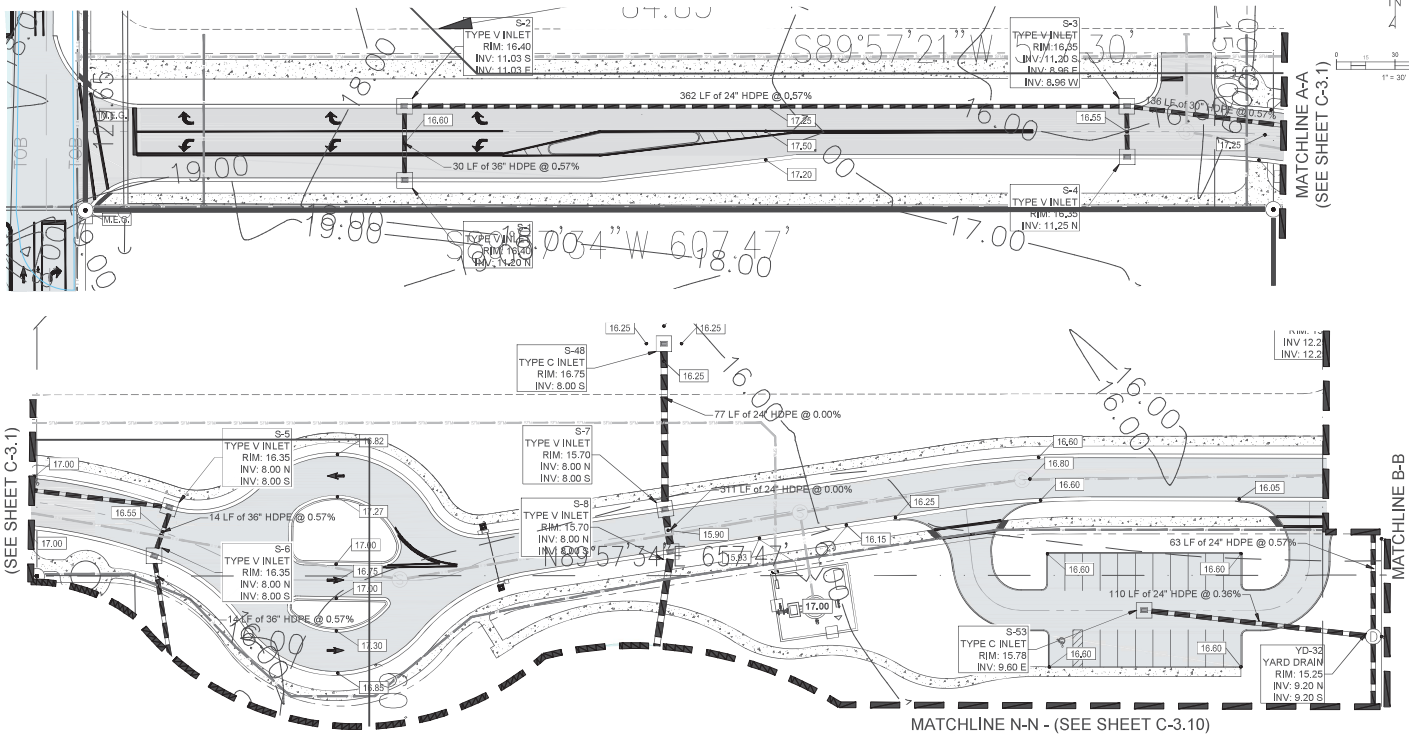

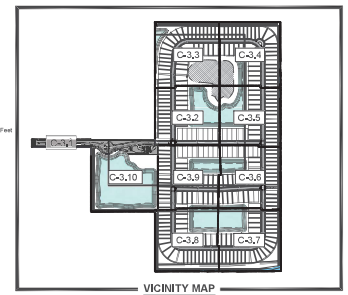

LEGEND:

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- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- 16.80 PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 17.00 EXISTING TOPOGRAPHY LINE

DRAINAGE AND GRADING NOTES:

1. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.
2. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF ST. LUCIE COUNTY AND THE VARIOUS APPLICABLE UTILITY COMPANIES, THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES TO REQUEST EXACT FIELD LOCATION OF UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
5. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
6. THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL REQUIRED SITE STORM WATER RUNOFF AND DISCHARGE INTO AN APPROVED STORM WATER SYSTEM. CONTRACTOR SHALL NOTIFY ENGINEER, SHOULD THE ADJACENT PROPERTY GRADES VARY FROM THOSE SHOWN ON THE PLAN AND CHANGE THE INTENT OF STORM WATER DESIGN.
7. ONSITE EXCAVATED MATERIAL TO BE USED FOR ONSITE PURPOSES ONLY. IF MATERIAL IS TO BE HAULED OFFSITE, MINING PERMIT MAY BE REQUIRED. CONTRACTOR TO CONTACT ENGINEER OF RECORDIF MATERIAL IS TO BE HAULED OFFSITE.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
9. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
12. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
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14. ALL SLOPES OF LAKE BANKS SHALL BE SODDED WITH FLORATAM

FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 12086C0114J. DATED 01/26/2023

Mills, Short & Associates
WEBSITE: www.JMillsShortAssociates.com
PHONE: 772.226.7262
CA LIC: 30998
700 22nd Place, Suite 202D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE	PAVING GRADING & DRAINAGE PLAN
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.1

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
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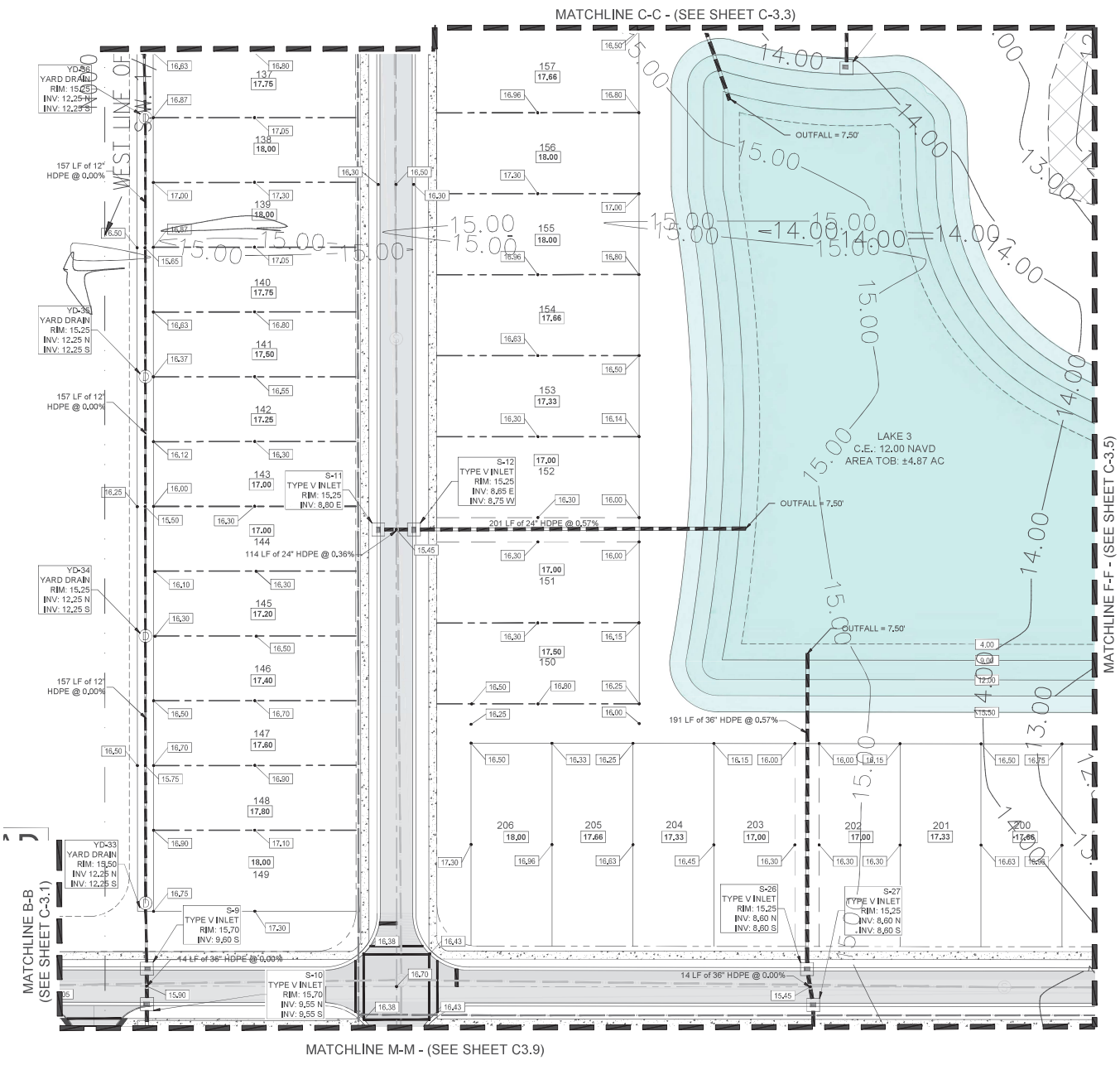

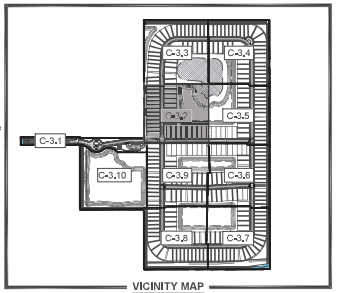

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
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DRAINAGE AND GRADING NOTES:

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE	PAVING GRADING & DRAINAGE PLAN
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.2

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
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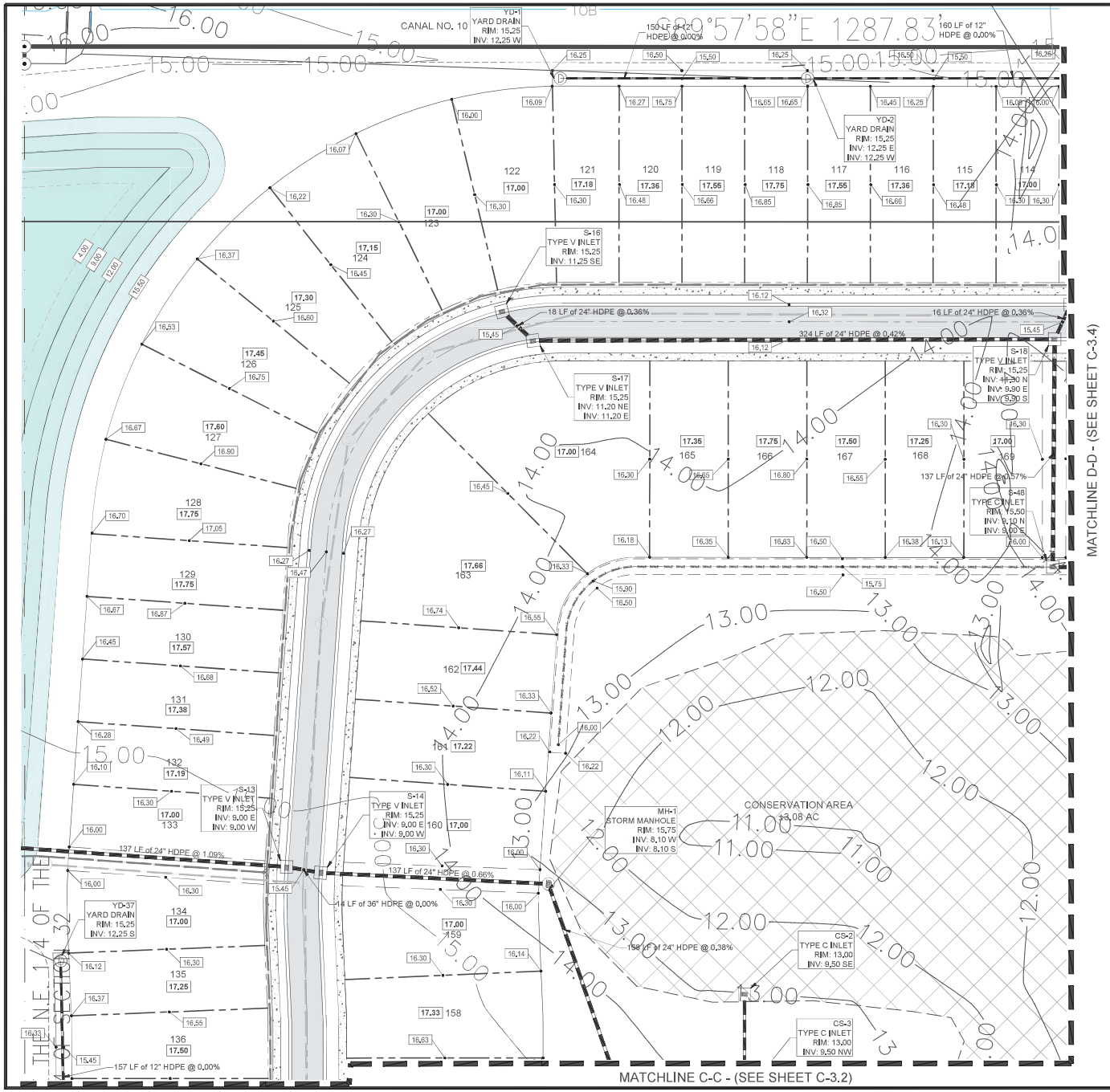

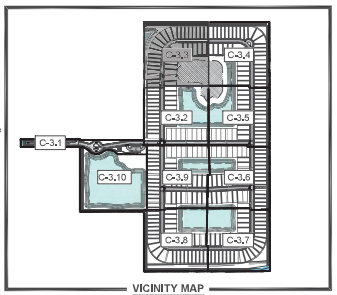

VICINITY MAP
SCALE: NTS

LEGEND:

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE: PAVING GRADING & DRAINAGE PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-3.3

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
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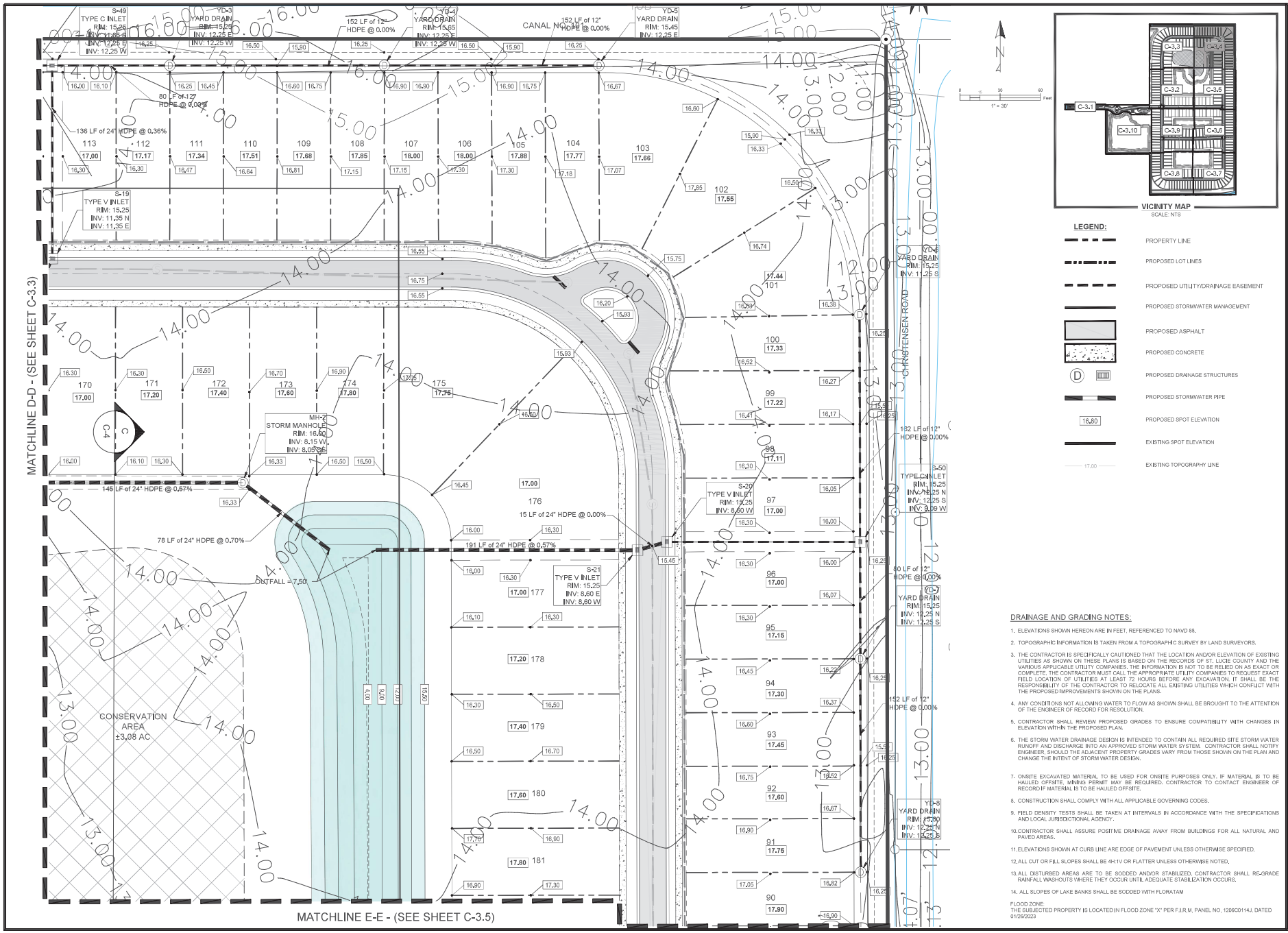

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
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CITY OF FORT PIERCE, FL 34981

SHEET TITLE	PAVING GRADING & DRAINAGE PLAN
DRAWN BY	JWM
CHECKED BY	DCC
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.4

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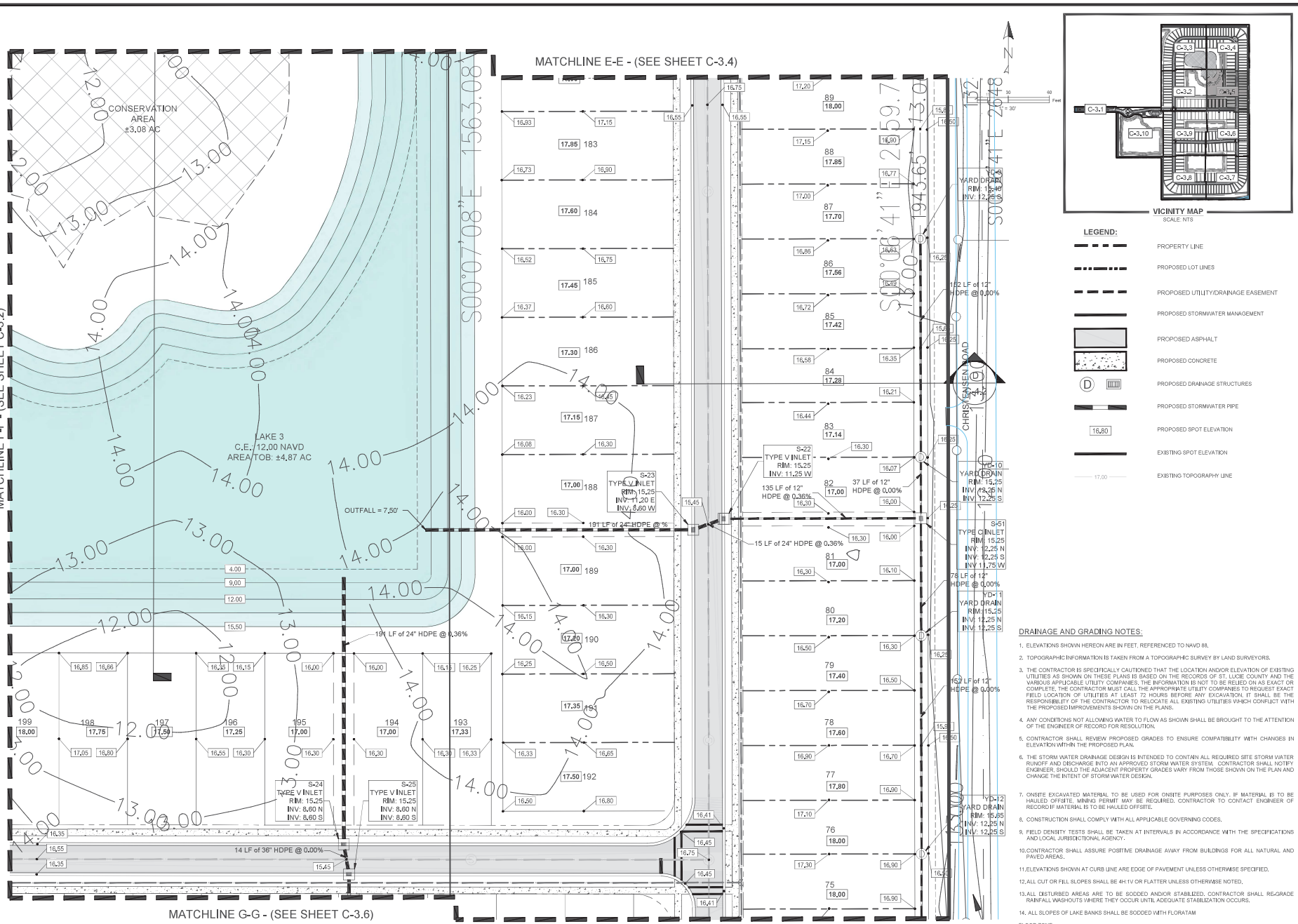

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE: PAVING GRADING & DRAINAGE PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-3.5

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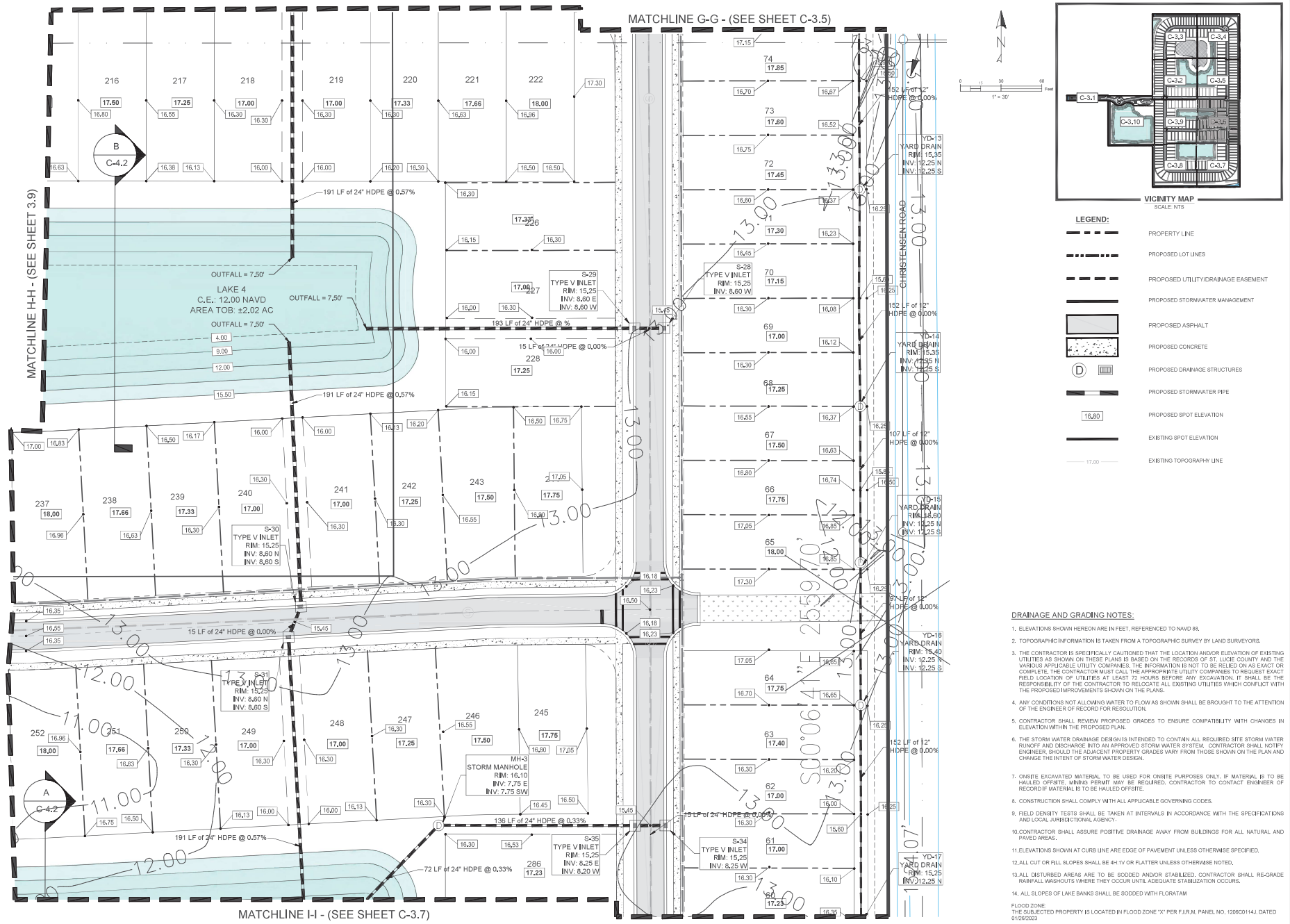

VICINITY MAP
SCALE: NTS

LEGEND:

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SYMPHONY LAKES
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CITY OF FORT PIERCE, FL 34981

PAVING GRADING & DRAINAGE PLAN

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.6

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg
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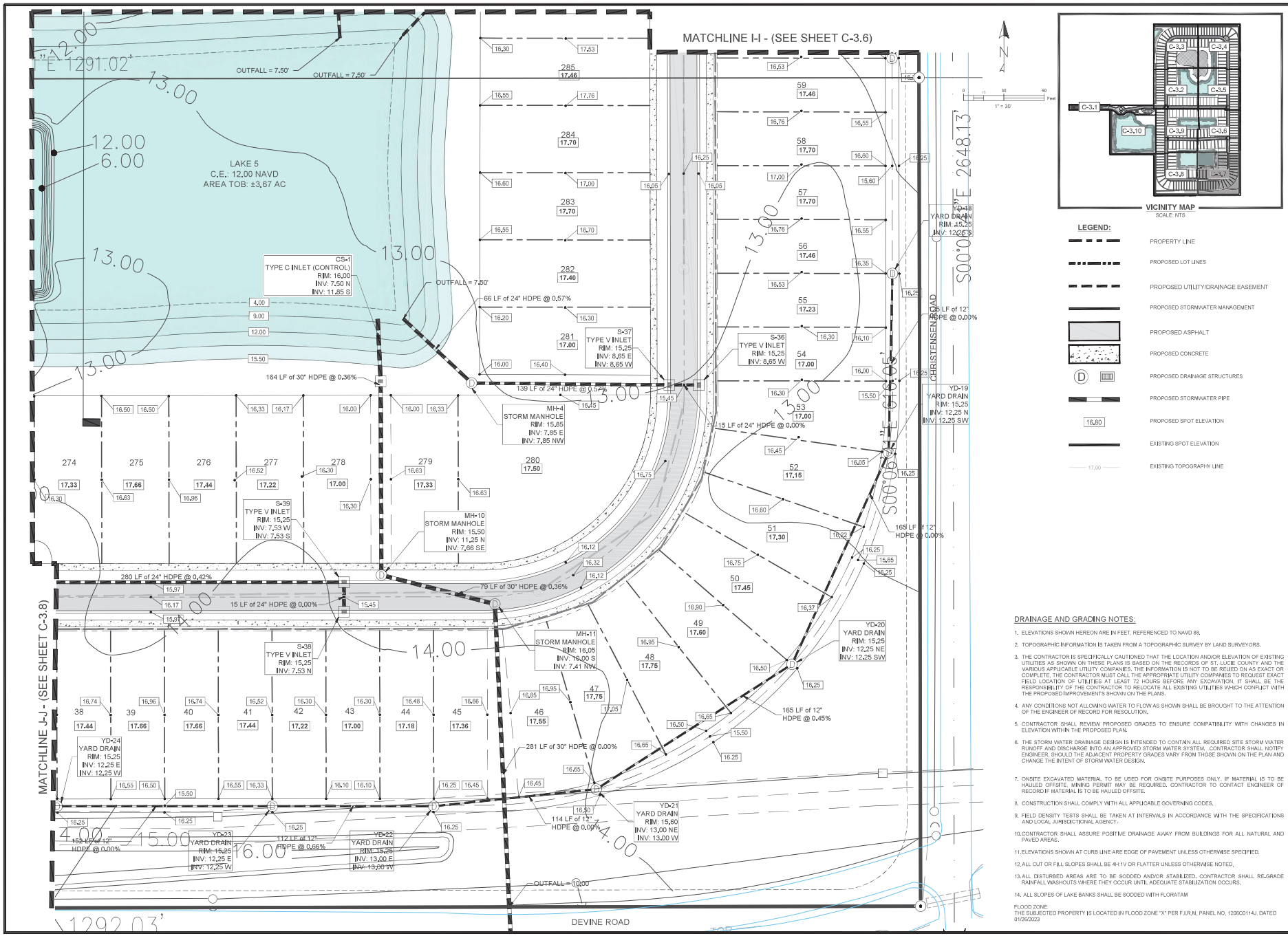

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13. ALL DISTURBED AREAS ARE TO BE SODDED AND/OR STABILIZED. CONTRACTOR SHALL RE-GRADE RAINFALL WASHOUTS WHERE THEY OCCUR UNTIL ADEQUATE STABILIZATION OCCURS.
14. ALL SLOPES OF LAKE BANKS SHALL BE SODDED WITH FLORATAM

FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 12060C0114J. DATED 01/26/2023

Mills, Short & Associates
WEBSITE: www.JMillsShortAssociates.com
PHONE: 772.226.7262
CA-1#: 30698
700 22nd Place, Suite 202D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

PAVING GRADING & DRAINAGE PLAN

PROJECT MANAGER	DCC
DRAWN BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.7

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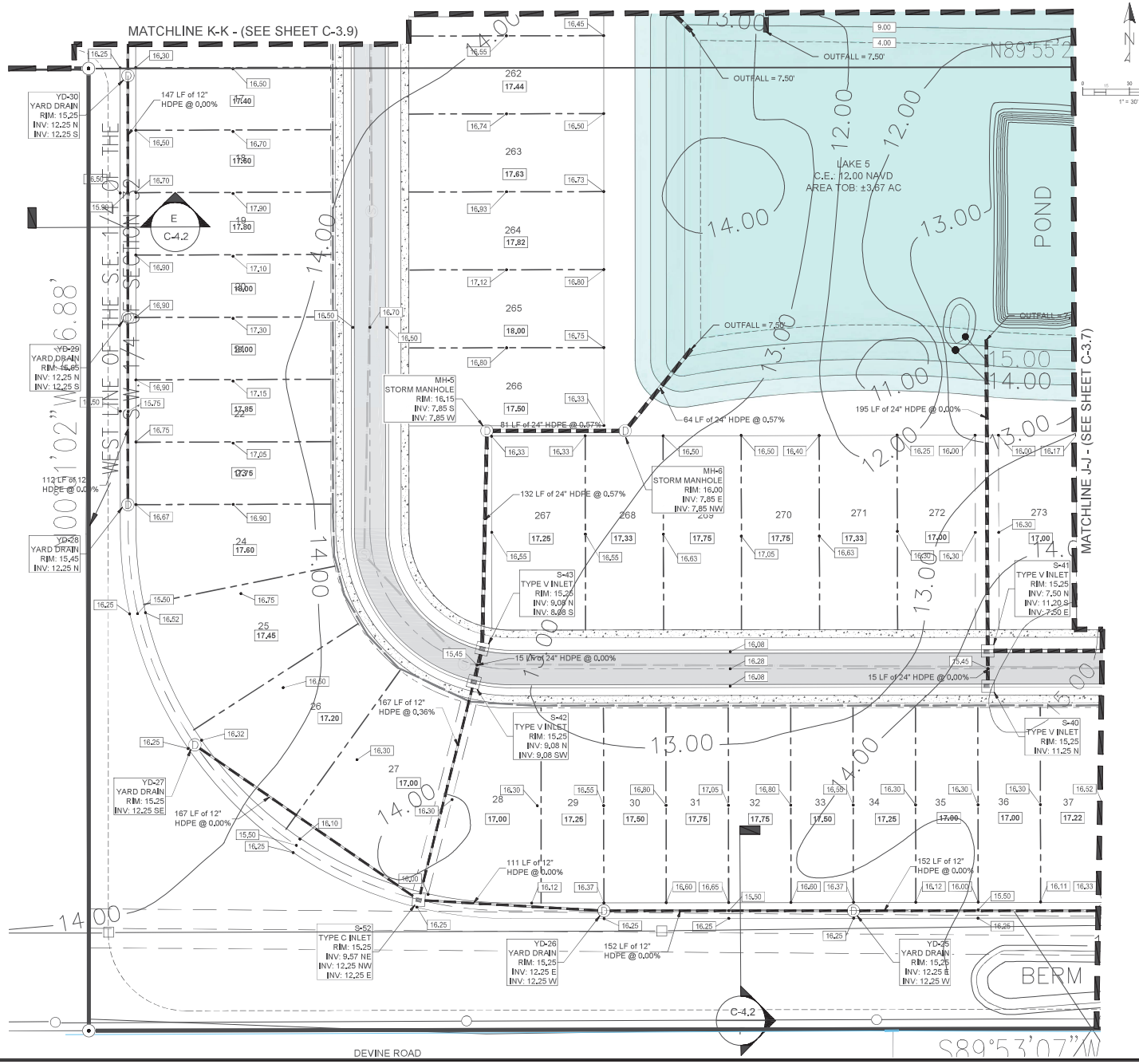

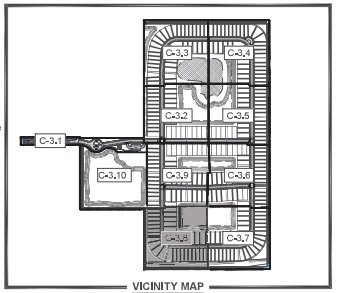

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING TOPOGRAPHY LINE

DRAINAGE AND GRADING NOTES:

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2. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
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4. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
5. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
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Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

PLAN SHEET: PAVING GRADING & DRAINAGE PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-3.8

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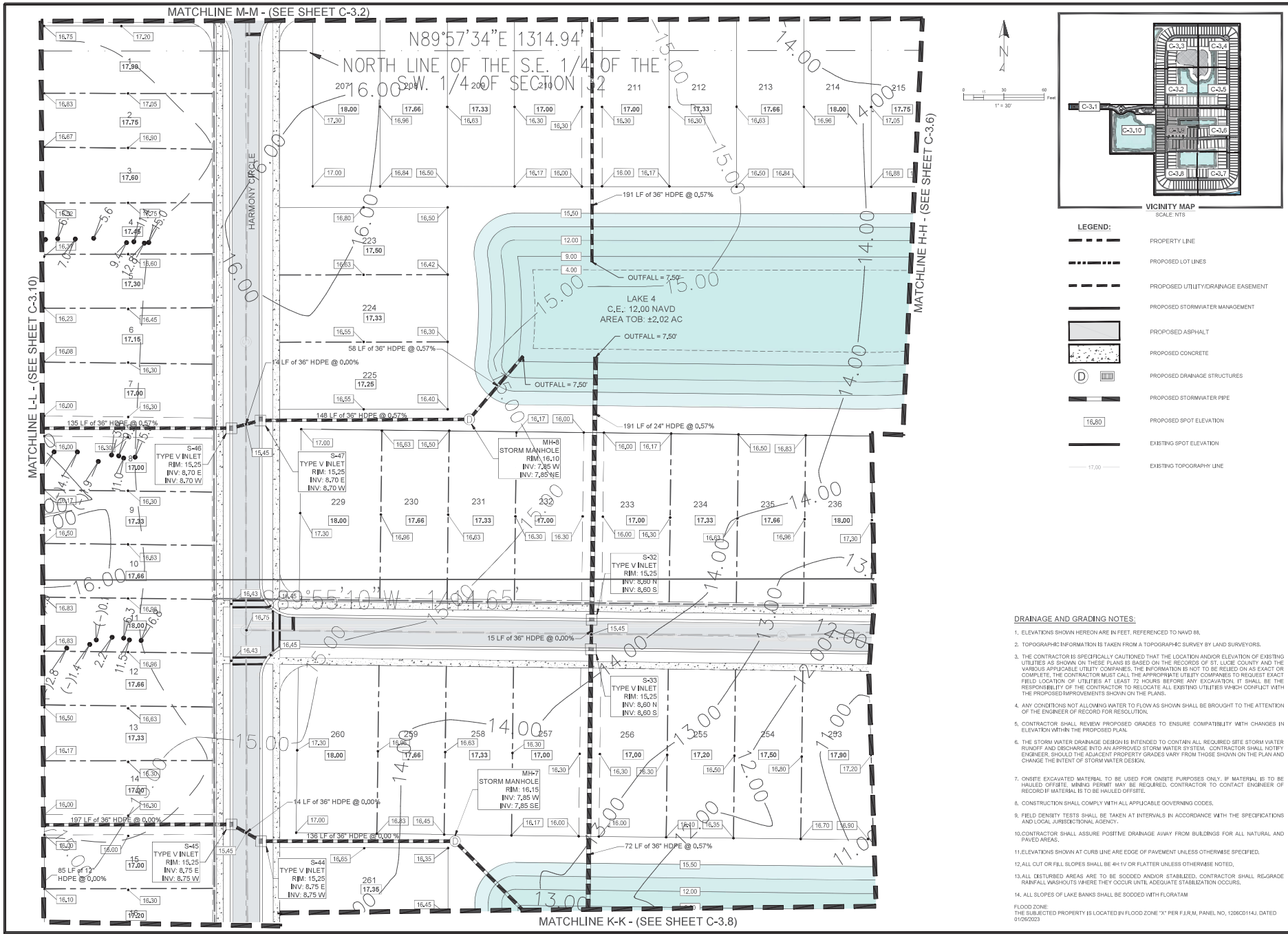

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- 16.80 PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 17.00 EXISTING TOPOGRAPHY LINE

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SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

PAVING GRADING & DRAINAGE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	SCALE
JWM	DCC	JWM	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-3.9

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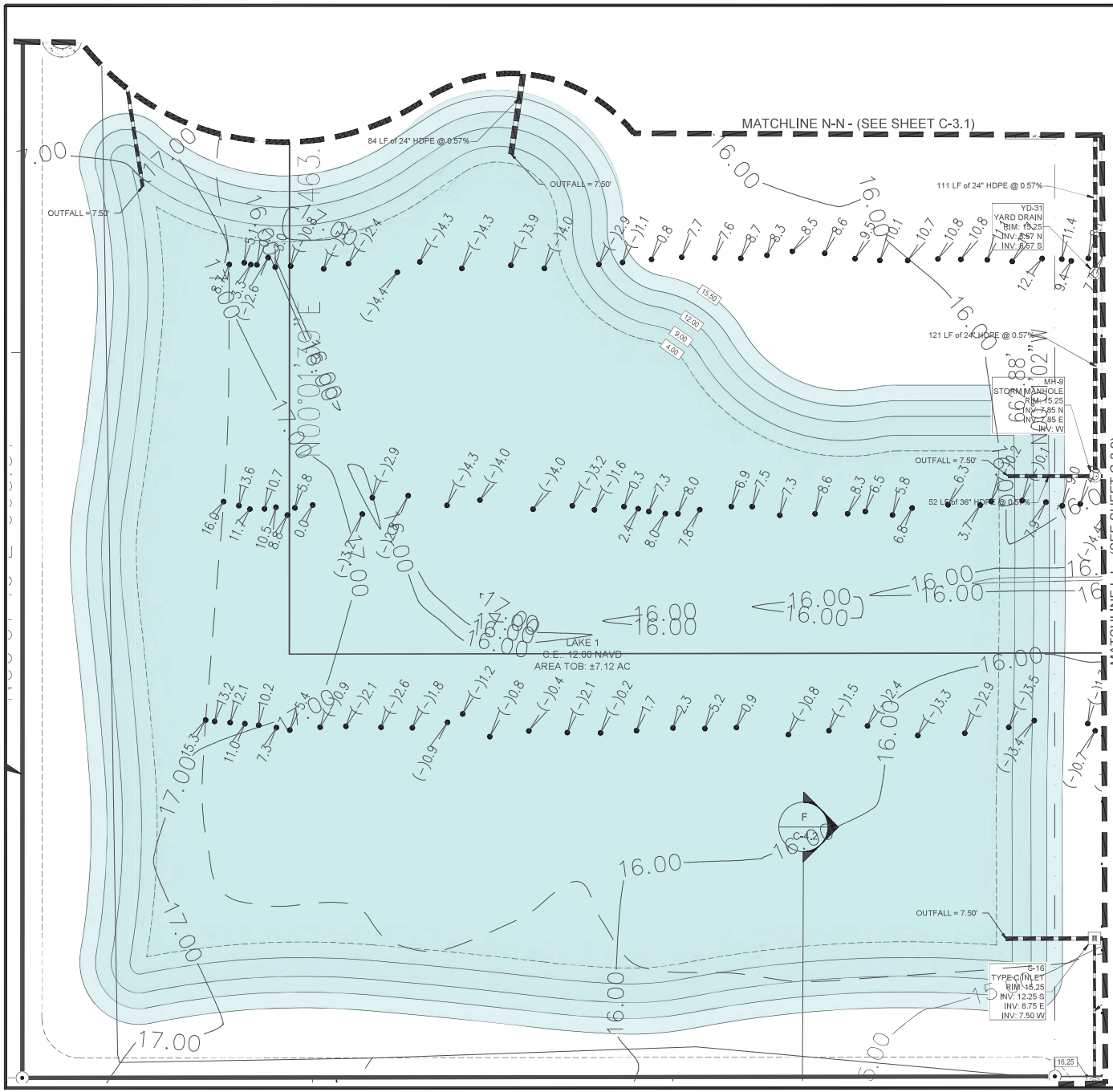

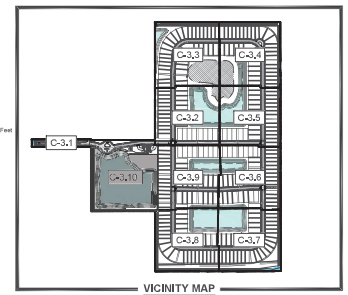

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SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE: PAVING GRADING & DRAINAGE PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-3.10

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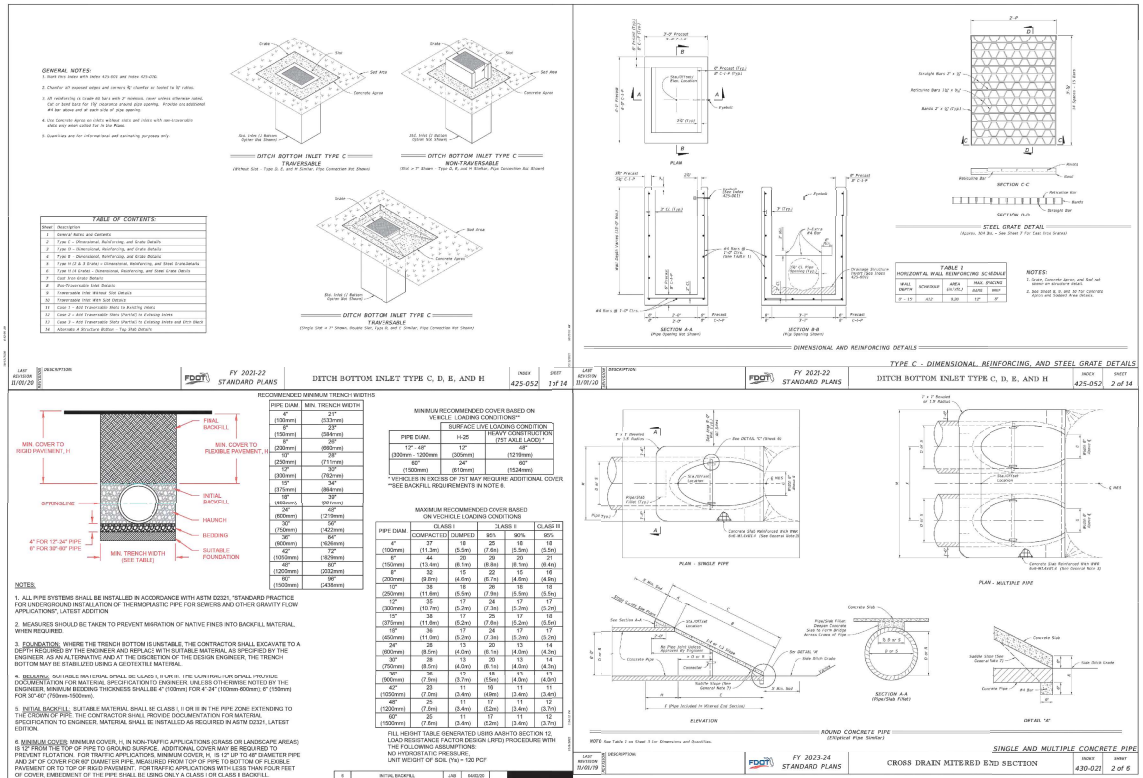

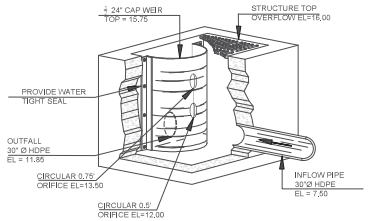

CONTROL STRUCTURE CS-1
FDOT TYPE 'C' STRUCTURE
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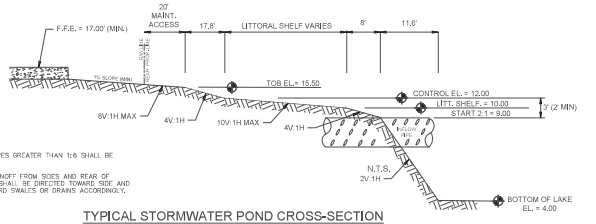
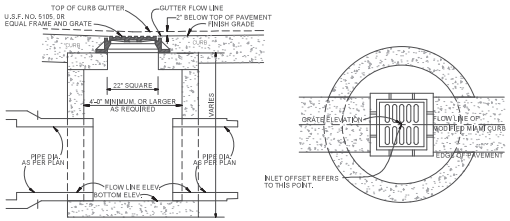


NOTES
1. ALL SLOPES GREATER THAN 1:6 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES OR DRAINS ACCORDINGLY.

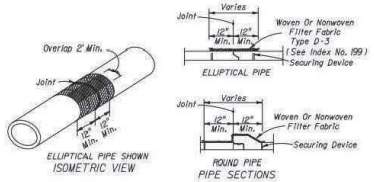
TYPICAL STORMWATER POND CROSS-SECTION
SCALE: N.T.S.



ELEVATION TOP VIEW

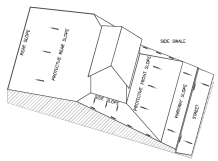
NOTE:
1. FOR JUNCTION BOX USE STANDARD STRUCTURE BOTTOM AND TOP SLAB "TYPE P" OR "TYPE J". IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX No. 200.

TYPICAL MODIFIED MIAMI CURB INLET
SCALE: N.T.S.



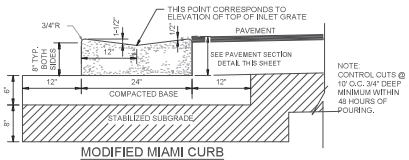
Cost of filter fabric jacket to be included in cost of pipe culverts.
FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

FILTER FABRIC DETAIL
SCALE: N.T.S.



LOT GRADING DETAIL
N.T.S.
(DRAINAGE TO BOTH STREET AND REAR LOT LINE)
ALL LOTS

NOTES:
1. ALL SLOPES GREATER THAN 1:6 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.
3. YARD GRADING MUST BE IN CONFORMANCE WITH FBC.
4. MIN. FINISHED FLOOR MUST BE 18" ABOVE CROWN OF ROAD.
5. FINISHED FLOOR ELEV. TO BE APPROVED THROUGH BLDG PERMIT PLOT PLANS.



MODIFIED MIAMI CURB
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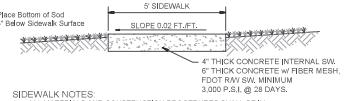
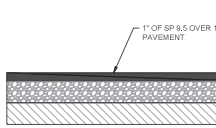
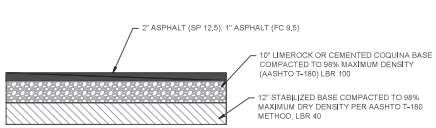


SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION.
2. CONTROL JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 8-FEET.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER. SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119), COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH BROOM FINISH.

SIDEWALK DETAIL
N.T.S.



ASPHALT PAVEMENT - PRIVATE R/W
SCALE: N.T.S.



CITY ASPHALT PAVEMENT
SCALE: N.T.S.

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COMMENTS
DATE
ISSUE

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

SHEET TITLE: PAVING, GRADING, & DRAINAGE DETAILS
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-4.1

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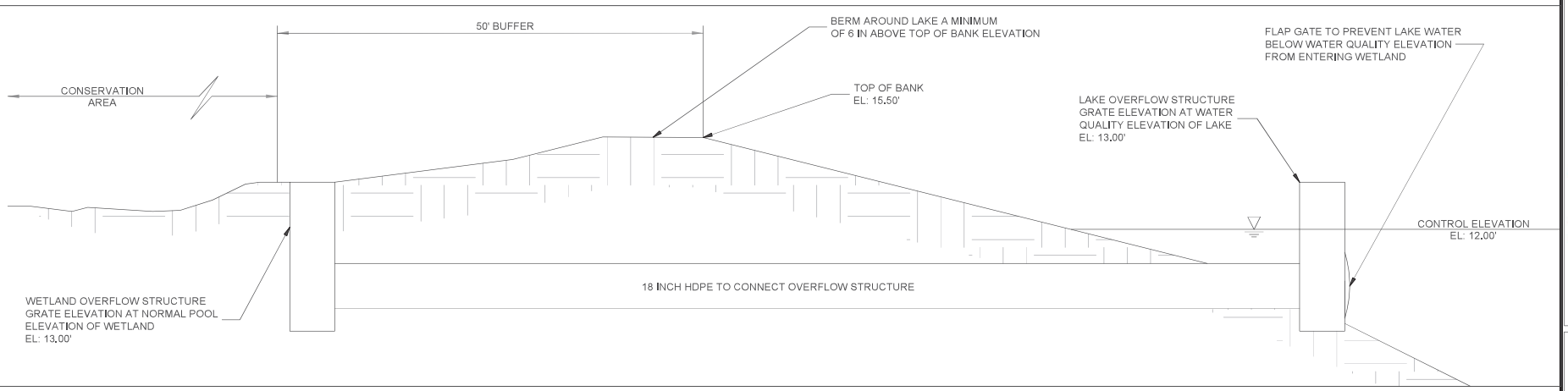

TYPICAL LAKE TO WETLAND OVERFLOW STRUCTURE DETAIL
N.T.S.

NOTES:

1. WETLAND STRUCTURE SHALL HAVE A 12 INCH DEEP SUMP BELOW THE INVERT OF THE PIPE
2. DITCH BOTTOM INLET STRUCTURES SHALL CONFORM TO FDOT STANDARD PLAN 425-052
3. WETLANDS WITHOUT NP OR SHW RECORDED USE THE AVERAGE PERIMETER ELEVATION OF THE JURISDICTIONAL LINE FOR THE OVERFLOW STRUCTURE GRATE ELEVATION

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APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-4.2

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 PAVING GRADING AND DRAINAGE DETAILS.dwg
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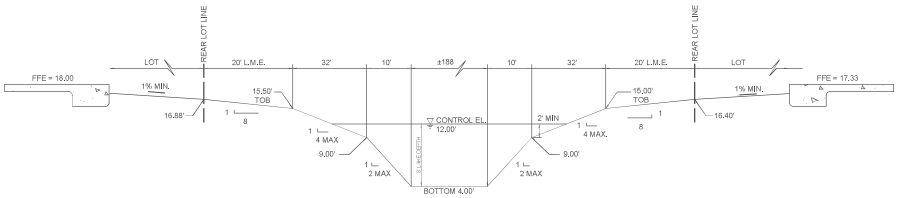

SECTION A
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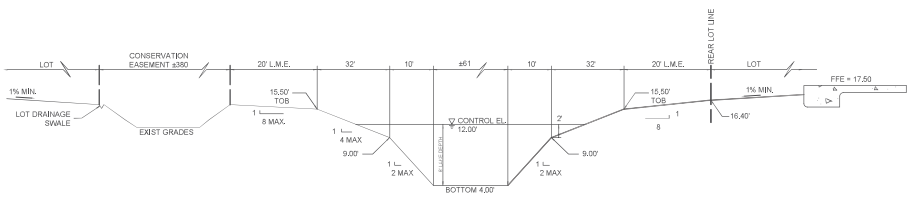

SECTION C
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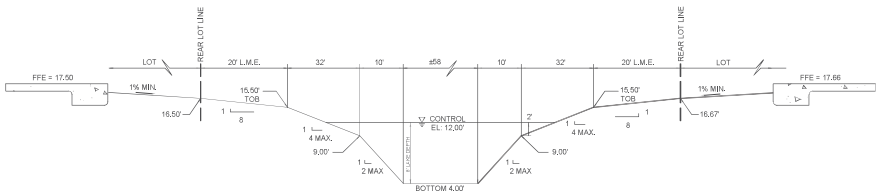

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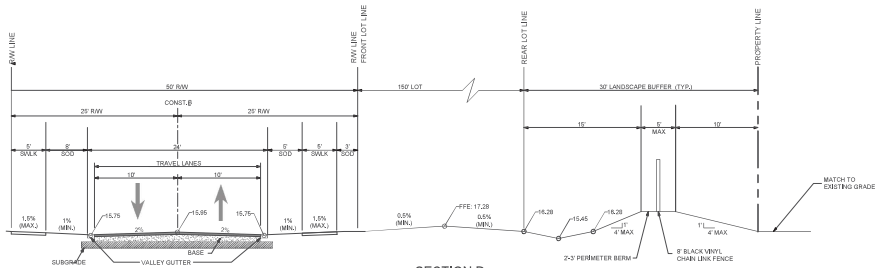

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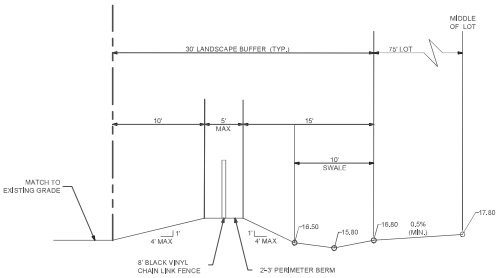

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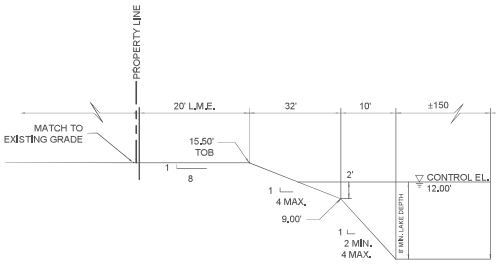

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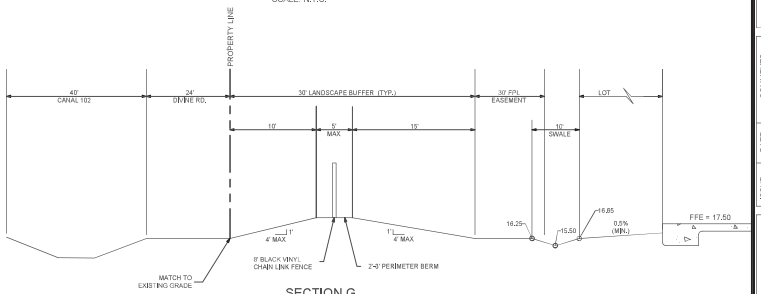

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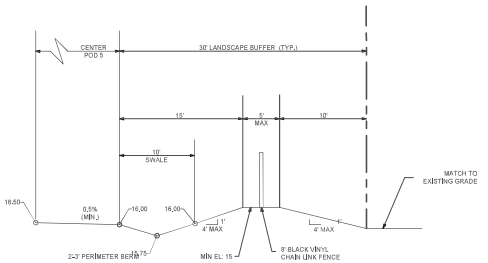

SECTION H
SCALE: N.T.S.

Mills, Short & Associates
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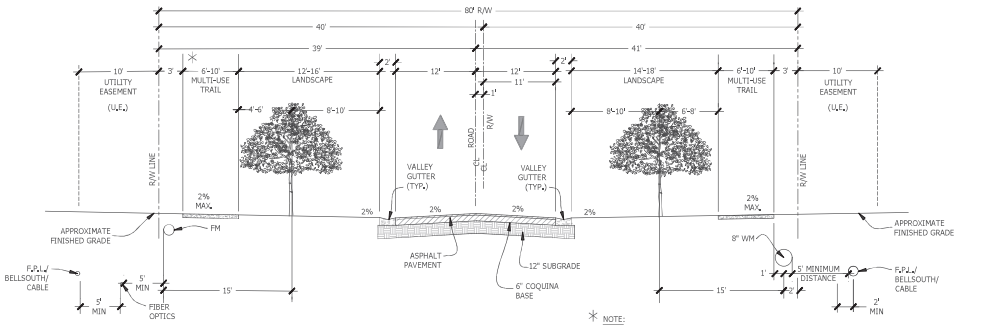
700 22nd Place, Suite 2020
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

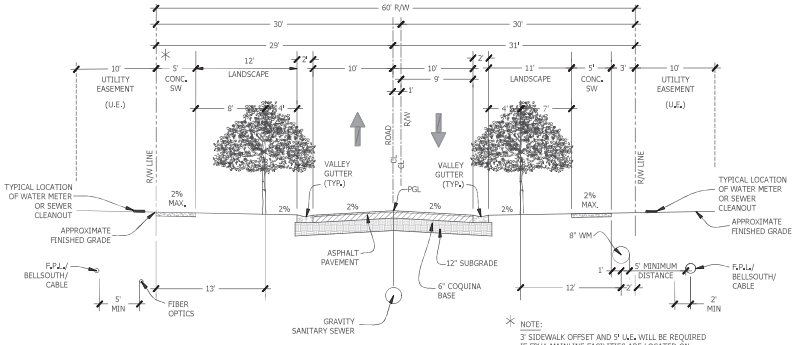
SHEET TITLE	CROSS SECTIONS
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-4.3

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 PAVING GRADING AND DRAINAGE DETAILS.dwg
DATE: 7/17/2025
TIME: 5:13 PM



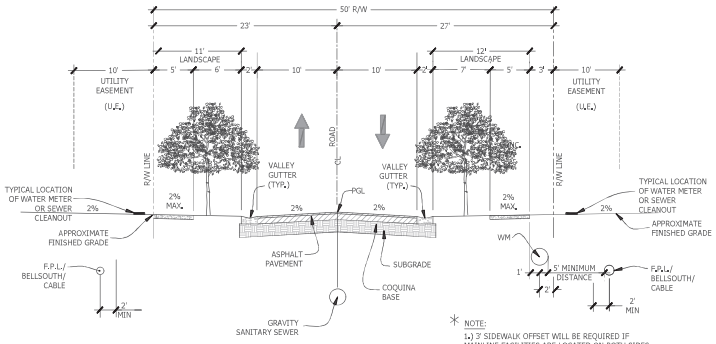
✳ NOTE:
3' MULTI-USE TRAIL OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
ONE SIDE OF ROAD WILL HAVE 6' MULTI-USE TRAIL, THE OTHER SIDE OF ROAD TO HAVE A 10' MULTI-USE TRAIL.

TYPICAL 80' RIGHT OF WAY
SCALE: N.T.S.



✳ NOTE:
3' SIDEWALK OFFSET AND 5' U.E. WILL BE REQUIRED IF FPUA MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

TYPICAL 60' RIGHT OF WAY
SCALE: N.T.S.



✳ NOTE:
1.) 3' SIDEWALK OFFSET WILL BE REQUIRED IF MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.

2.) STREET TREES WILL BE REQUIRED ON ONLY ONE SIDE OF THE STREET.

TYPICAL 50' RIGHT OF WAY
SCALE: N.T.S.

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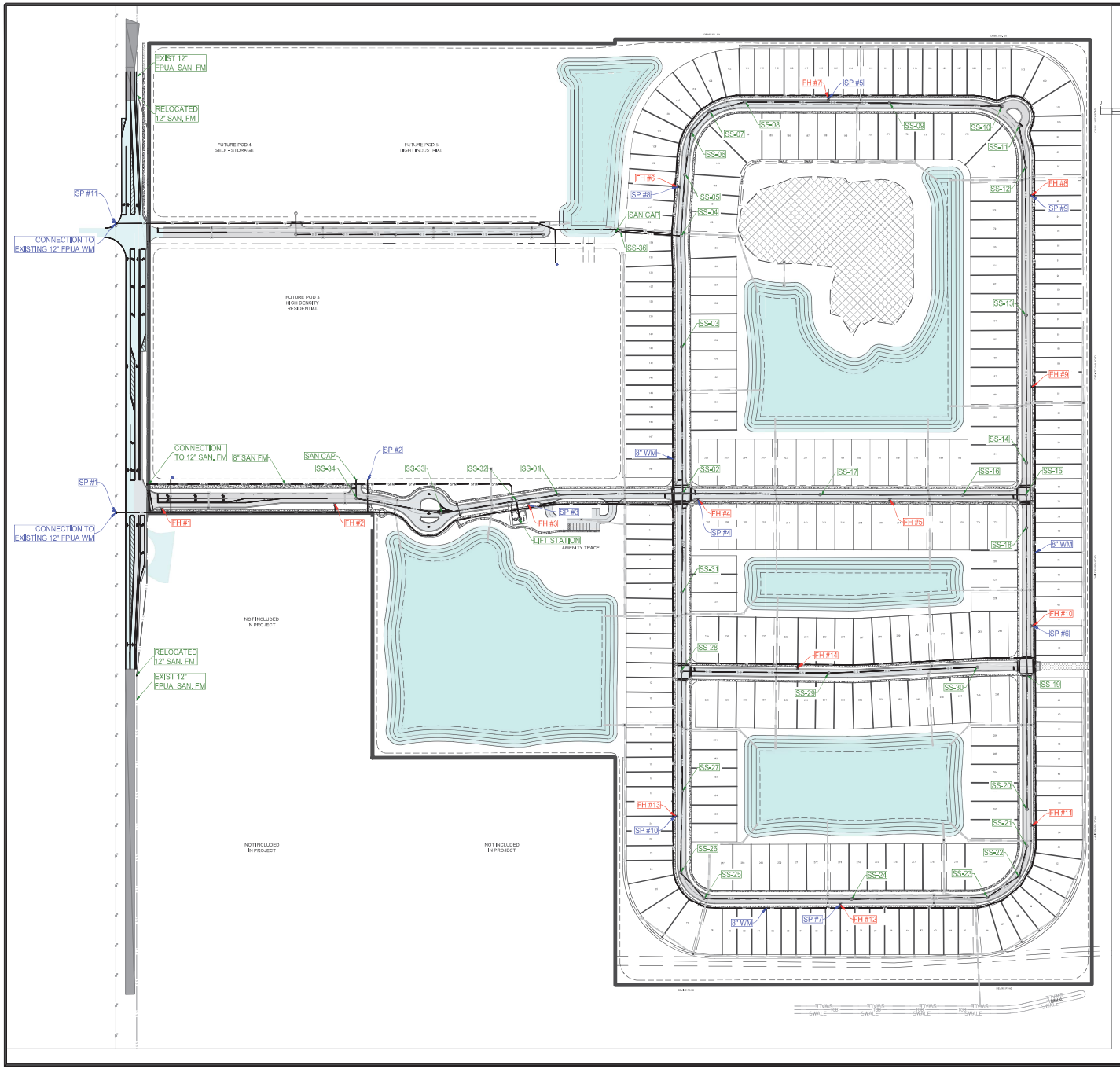
ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: TYPICAL CROSS SECTIONS
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-4.4



VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING CoFP SANITARY FORCE MAIN
- EXISTING CoFP WATERMAIN MAIN
- PROPOSED STORMWATER PIPE

TOTAL UTILITY PIPE LENGTH:

8" C-900 PVC WM:	11,339 LF
8" C-900 PVC SAN:	8,608 LF
8" C-900 PVC FM:	1,050 LF

SAMPLE POINT DISTANCE:

1 TO 2	770 LF
2 TO 3	565 LF
3 TO 4	469 LF
4 TO 8	920 LF
8 TO 5	582 LF
5 TO 9	510 LF
9 TO 6	1166 LF
6 TO 7	1220 LF
7 TO 10	654 LF
10 TO 4	923 LF

FDEP UTILITY NOTES:

1. VERTICAL CROSSINGS
SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWER SYSTEMS AND/OR RECLAIMED WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A PREFERRED VERTICAL SEPARATION DISTANCE OF 12 INCHES (MINIMUM 6" FOR GRAVITY/RECLAIMED MAIN) BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE.

2. HORIZONTAL SEPARATIONS
WHEREVER IT IS PHYSICALLY POSSIBLE:

SANITARY SEWER SYSTEMS REQUIRE A PREFERRED 10-FOOT HORIZONTAL SEPARATION DISTANCE (MINIMUM 6-FOOT) OUTSIDE TO OUTSIDE OF PIPE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS.

RECLAIMED WATER MAINS REQUIRE A MINIMUM OF A 3 FOOT OUTSIDE TO OUTSIDE OF PIPE HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS. WHEREVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID:
A.) IN A SEPARATE TRENCH;
B.) ON AN UNDISTURBED EARTH SHELF, AND CONFORMING TO THE MINIMUM VERTICAL CROSSINGS IN PARAGRAPH 1).

3. CONFLICTS
WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1.) AND 2.), THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP). ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE CONDITIONS. ADDITIONALLY, THE POTABLE WATER MAIN SHALL HAVE A FULL JOINT CENTERED ON THE CONFLICT AND MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET	OVERALL UTILITY PLAN
DESIGNED BY	JWM
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-5.0

TIME: 5:13 PM
DATE: 7/17/2025
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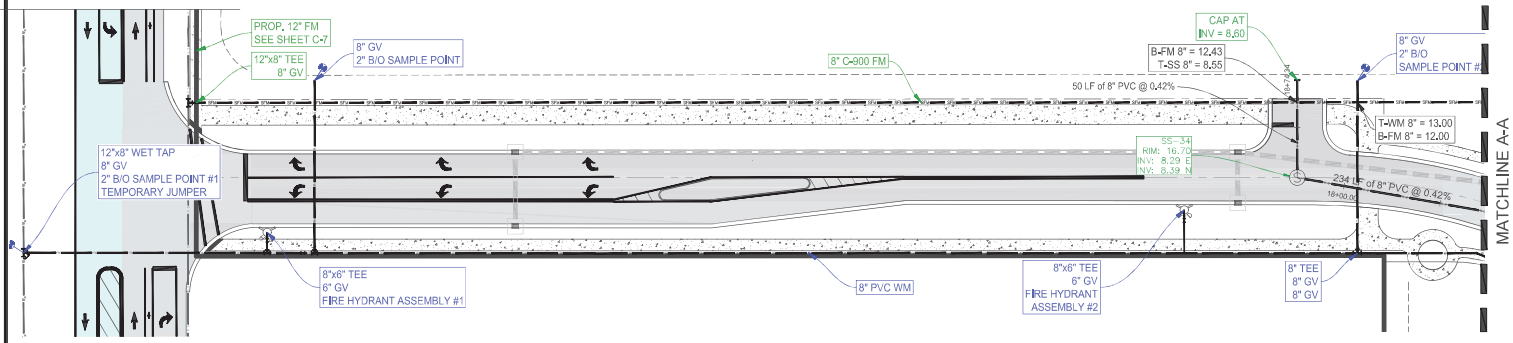

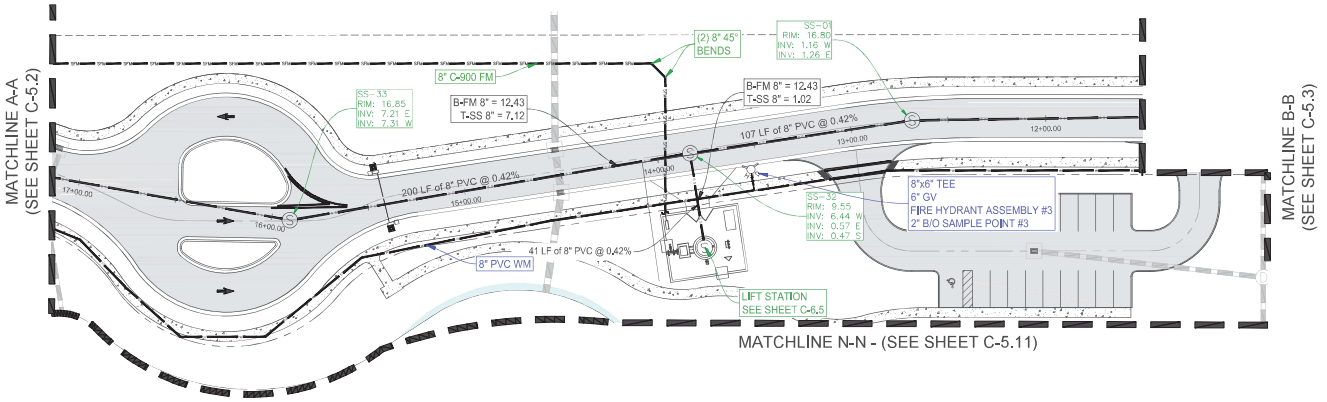

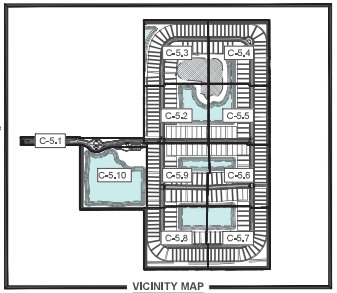

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING CoFP SANITARY FORCE MAIN
- EXISTING CoFP WATERMAIN MAIN
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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET	UTILITY PLAN
DESIGNED BY	DCC
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET
PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-5.1

TIME: 5:13 PM
DATE: 7/17/2025
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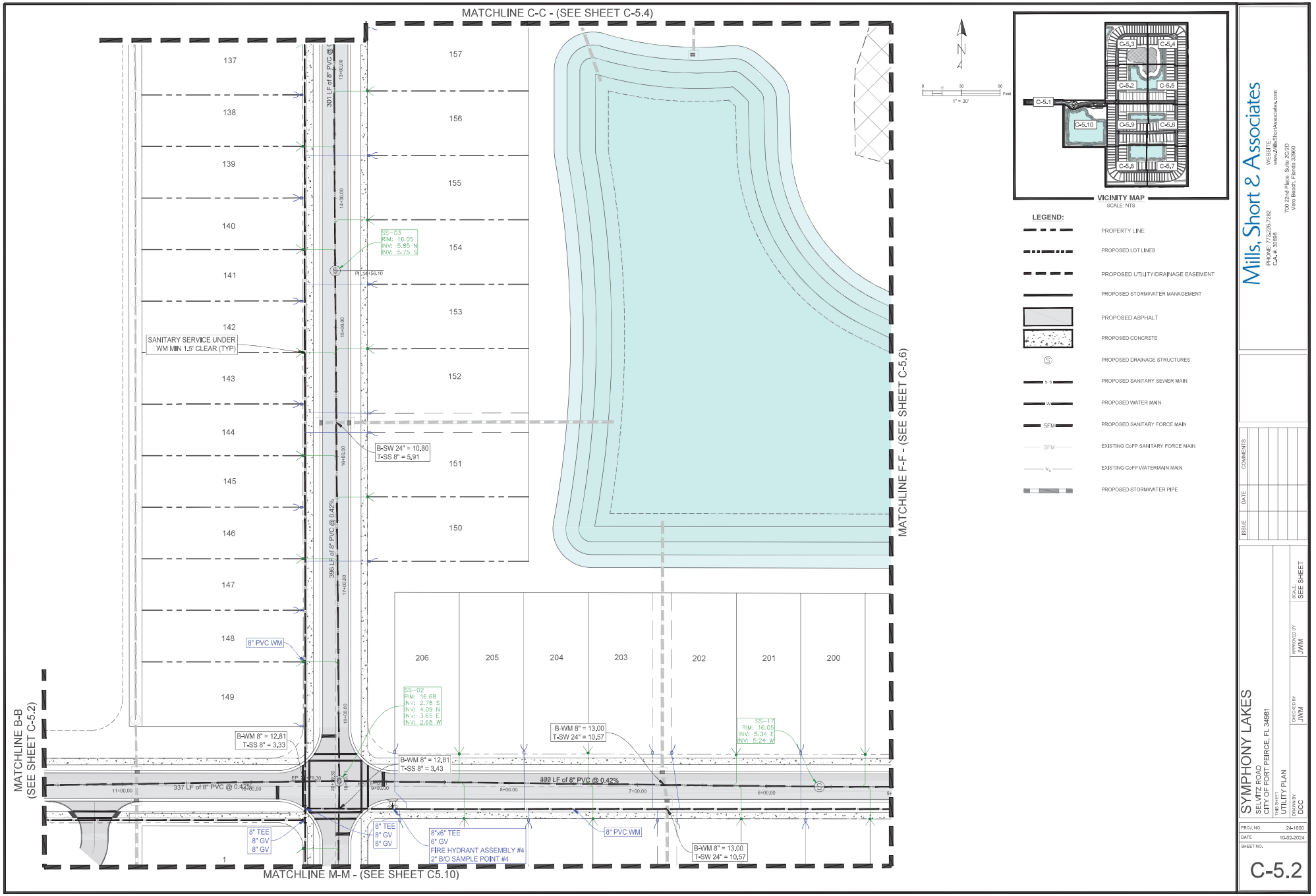

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET: UTILITY PLAN
DESIGNED BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-5.2

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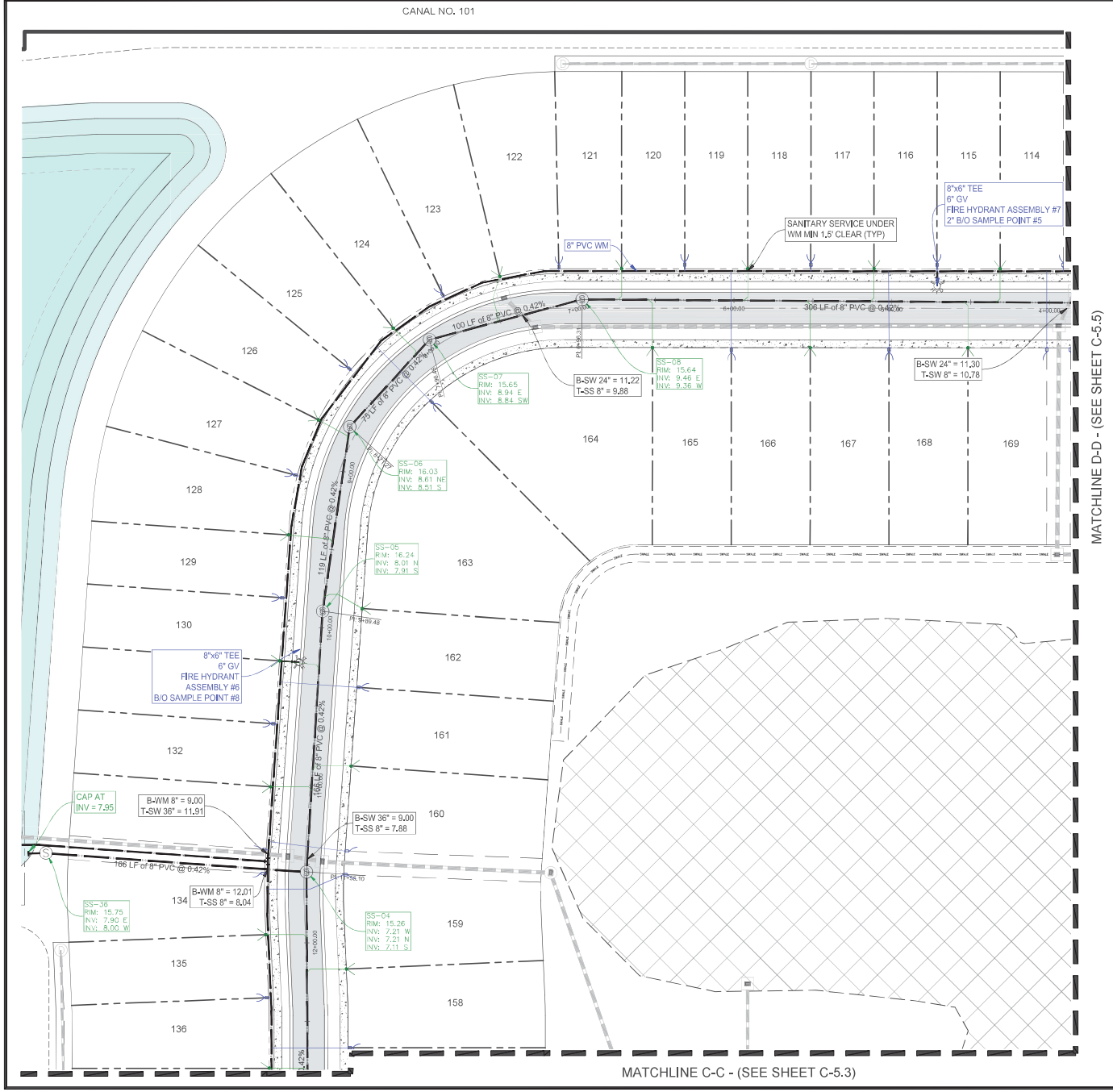

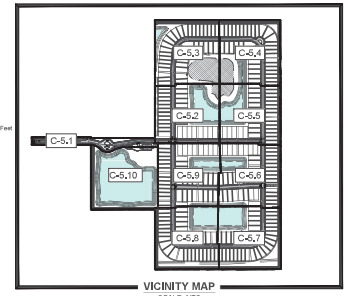

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-5.3

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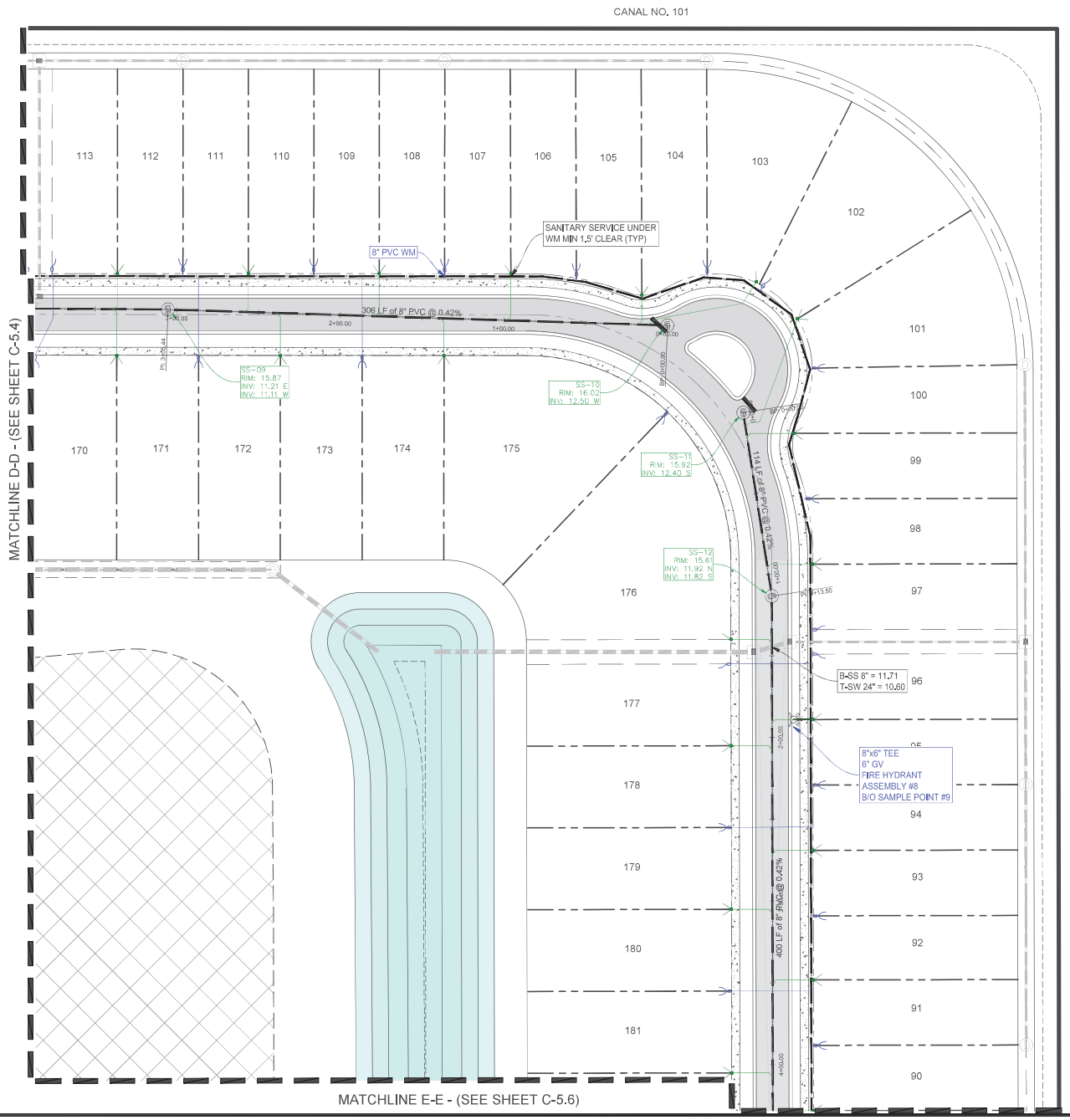

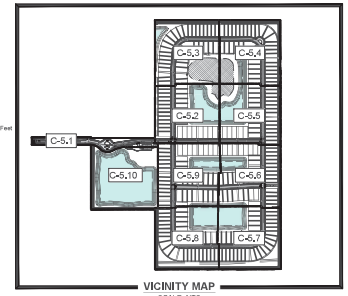

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-5.4

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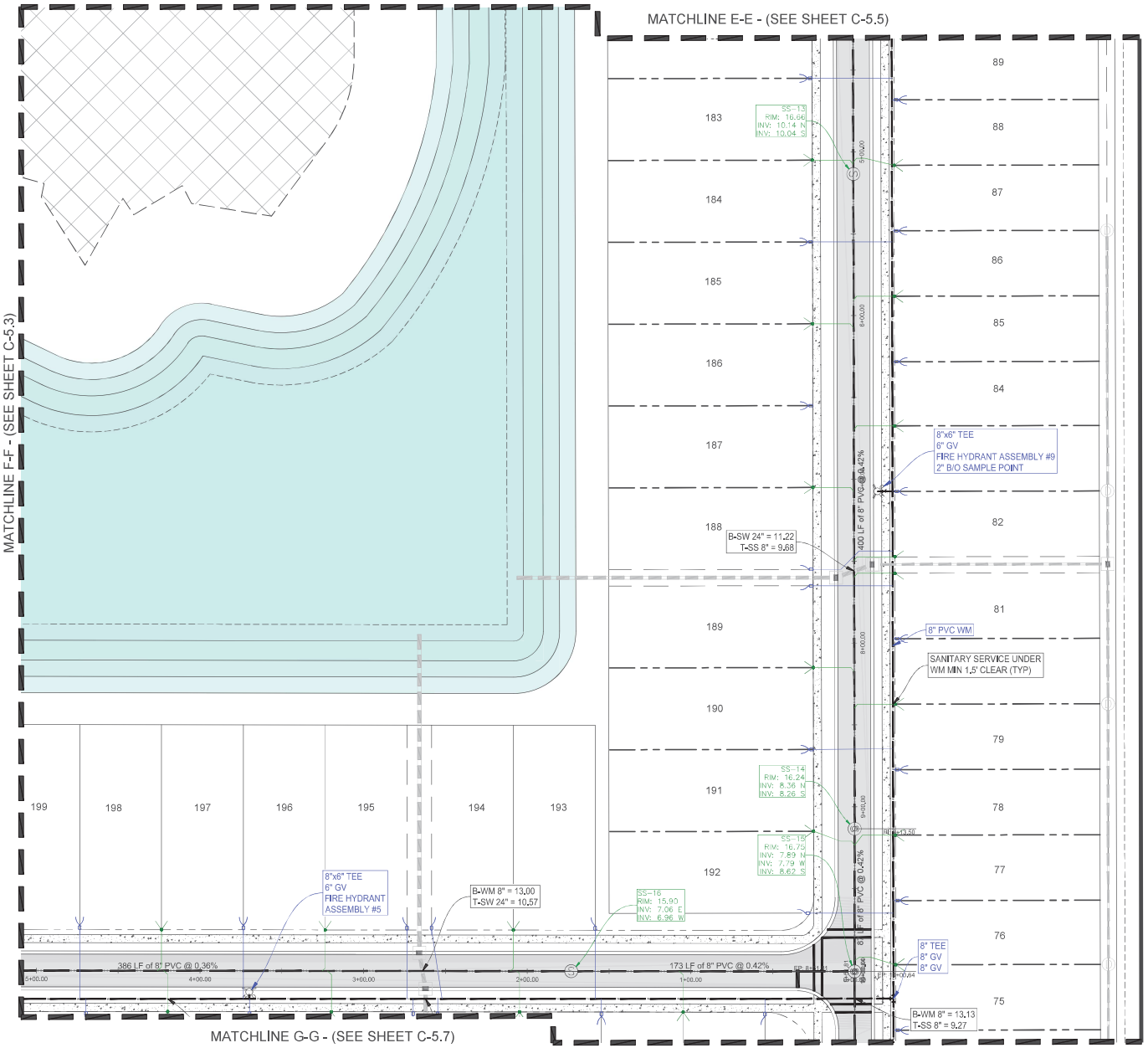

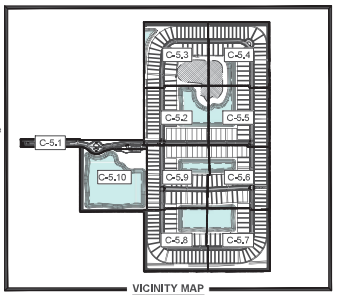

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-5.5

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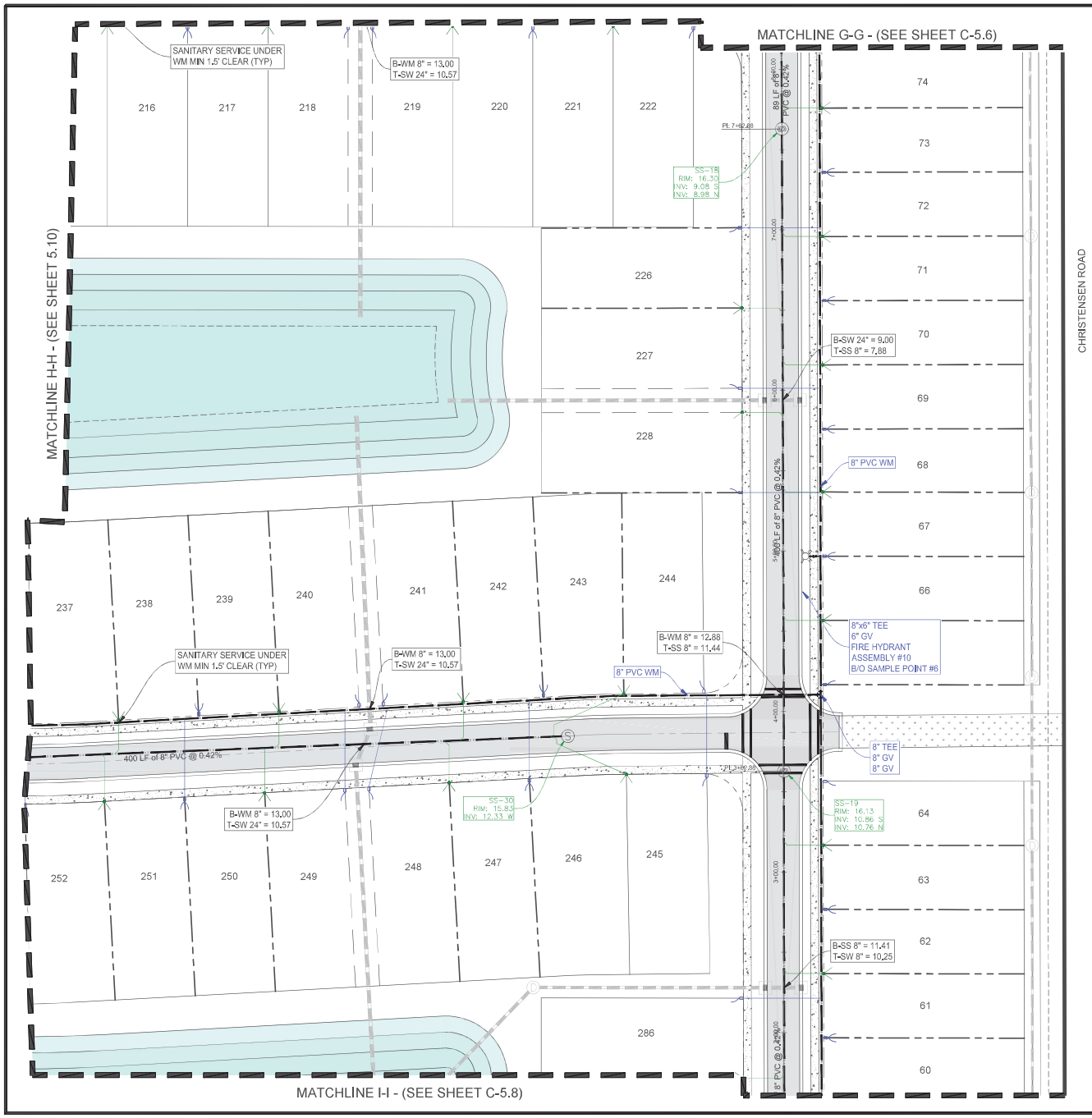

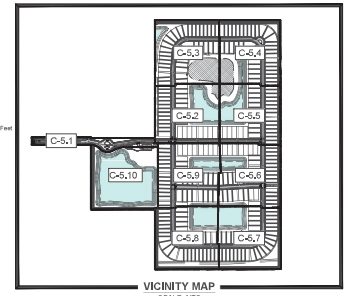

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
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- PROPOSED UTILITY/DRAINAGE EASEMENT
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SYMPHONY LAKES
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DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-5.6

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-4 UTILITY PLAN.dwg
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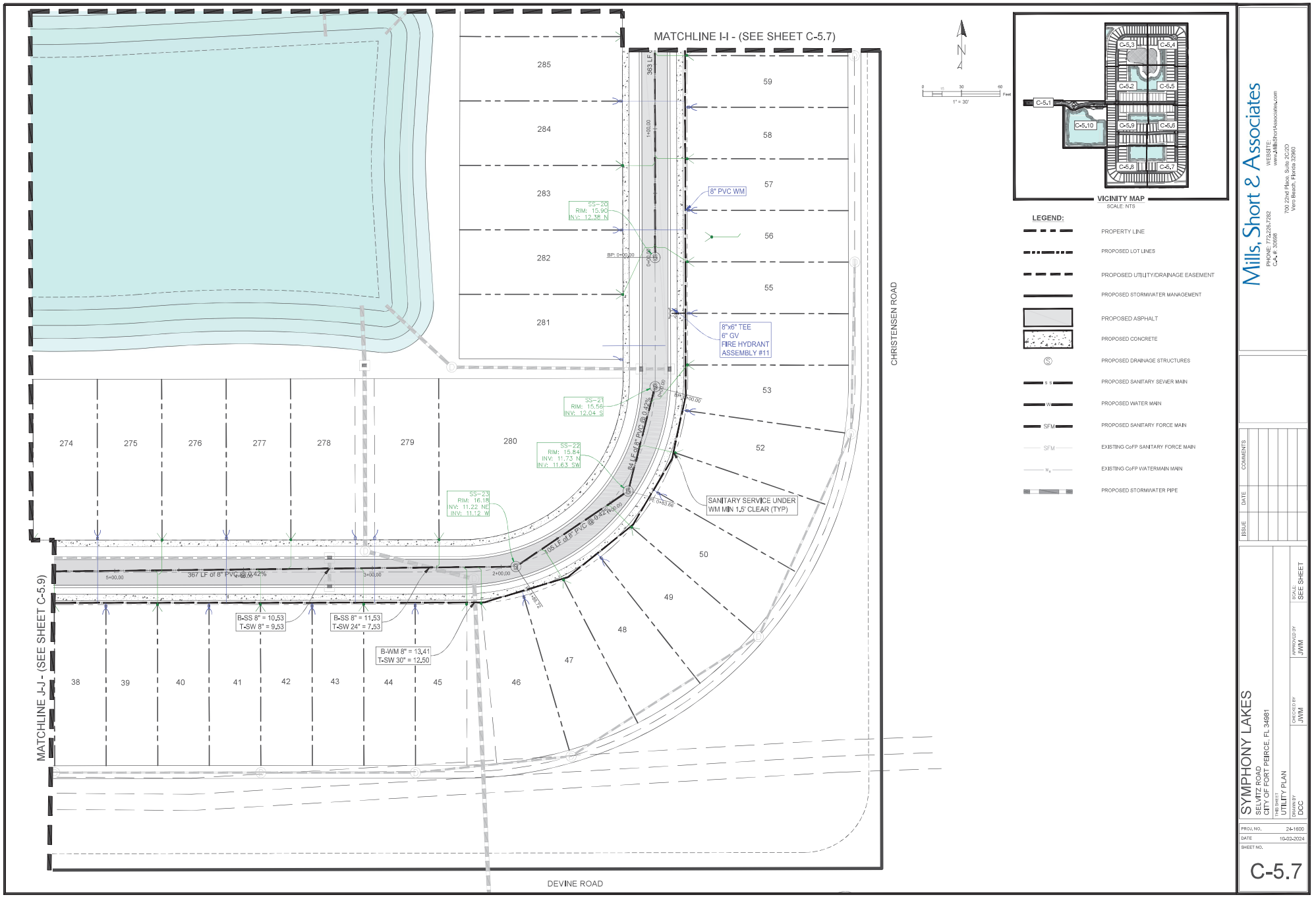

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED SANITARY SEWER MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY FORCE MAIN
- EXISTING CoFP SANITARY FORCE MAIN
- EXISTING CoFP WATERMAIN MAIN
- PROPOSED STORMWATER PIPE

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7262
CA-# 30998
700 22nd Place, Suite 202D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET	UTILITY PLAN
DRAWN BY	DCC
CHECKED BY	JWM
APPROVED BY	JWM
SCALE	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-5.7

TIME: 5:14 PM
DATE: 7/17/2025
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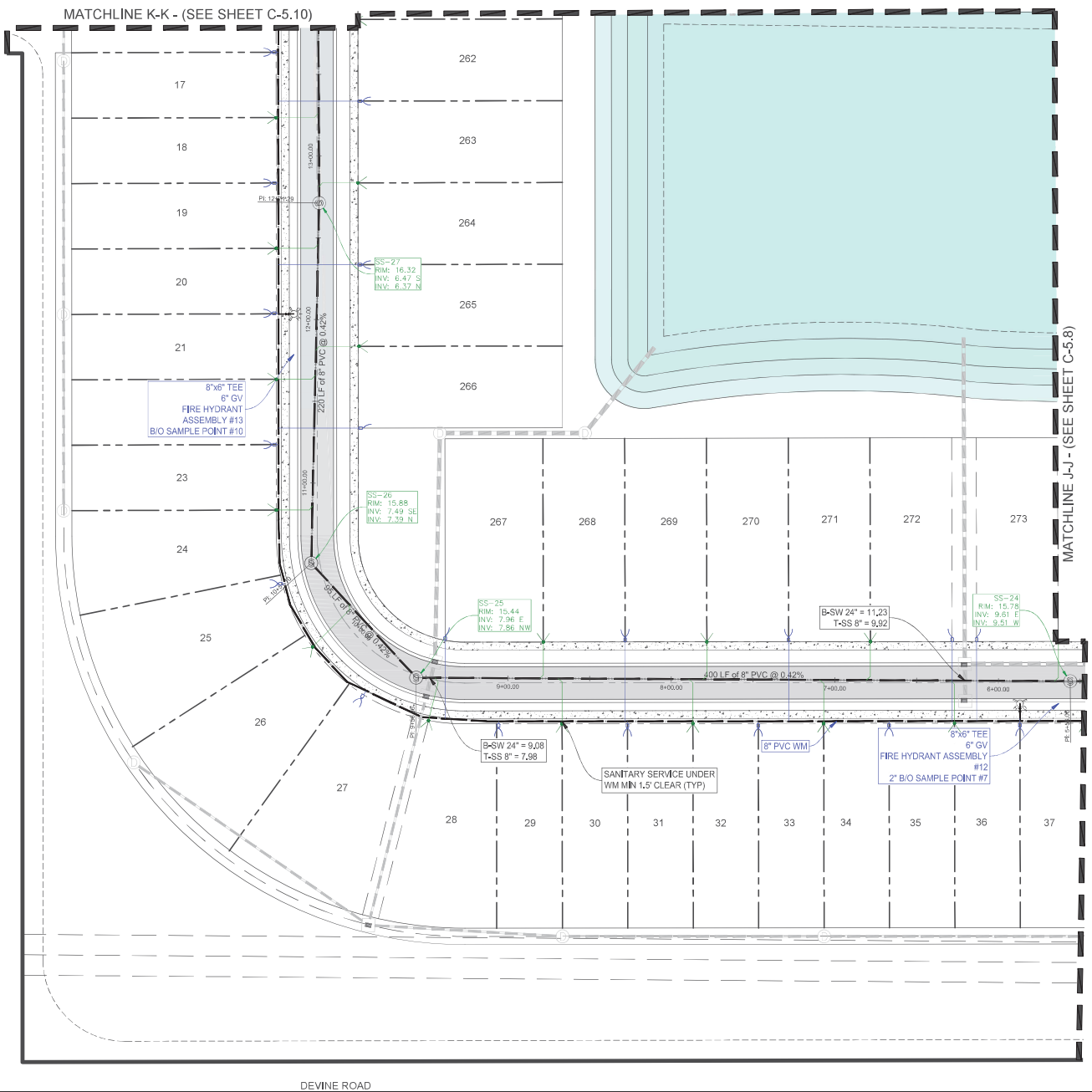

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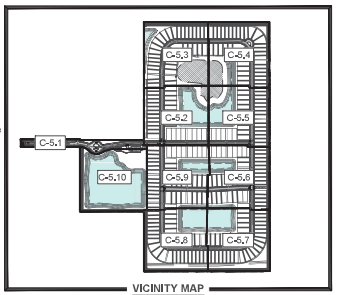
1" = 30'



VICINITY MAP
SCALE: NTS

LEGEND:

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET	UTILITY PLAN
DRAWN BY	DCC
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APPROVED BY	JWM
SCALE	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-5.8

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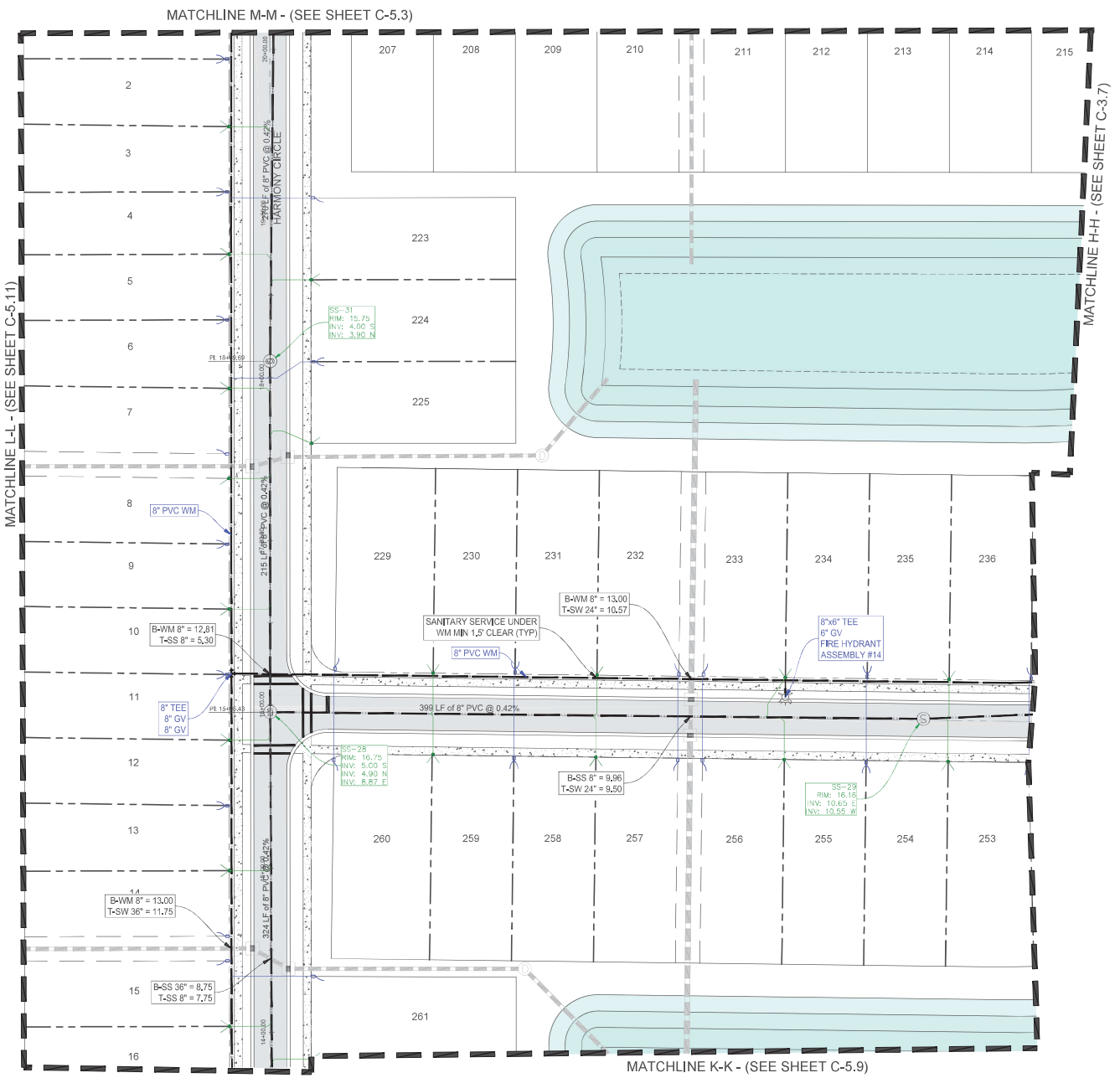

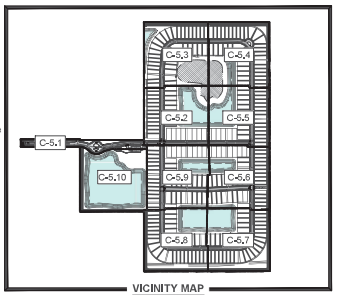

VICINITY MAP
SCALE: NTS

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
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- PROPOSED WATER MAIN
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- EXISTING CoFP SANITARY FORCE MAIN
- EXISTING CoFP WATERMAIN MAIN
- PROPOSED STORMWATER PIPE

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Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-5.9

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-4 UTILITY PLAN.dwg
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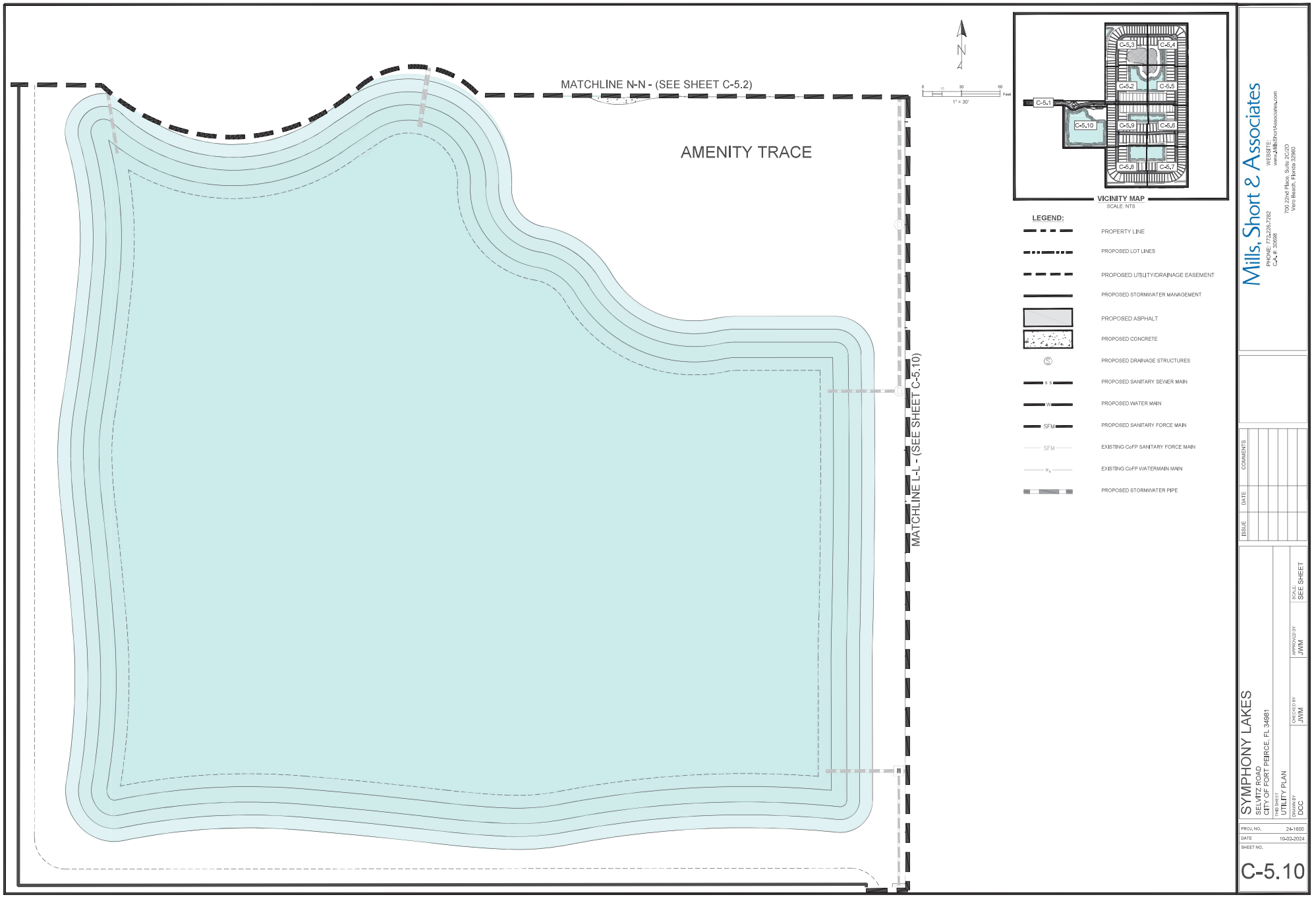

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Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET: UTILITY PLAN
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.
C-5.10

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-4 UTILITY PLAN.dwg
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TIME: 5:15 PM DATE: 7/17/2025

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FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. WATER MAINS WHERE SPECIFIED AS POLYVINYL CHLORIDE (PVC) SHALL CONFORM TO AWWA C-900 OR C-905, PRESSURE CLASS 150, DR (18). WATER MAINS WHERE SPECIFIED AS POLYETHYLENE (PE) SHALL CONFORM TO AWWA C-901 OR C-906, STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, DIMENSION RATIO (DR) 17 FOR DIRECT BURY, (DR) 11 FOR DIRECTIONAL BORING, AND (DR) 9 FOR 2 INCH AND SMALLER PIPELINES.
3. WATER MAIN, WHERE SPECIFIED AS DUCTILE IRON PIPE , SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL BE PRESSURE CLASS 250 (MINIMUM).
4. POLYVINYL CHLORIDE WATER MAIN SHALL BE BLUE IN COLOR OR WHITE IN COLOR WITH BLUE STRIPES. THE USE OF IDENTIFICATION TAPE ATTACHED TO THE TOP OF THE PIPE MAY BE USED IN LIEU OF MARKING ON THE PIPE, ALSO DIP PIPE SHALL REQUIRE THE USE OF IDENTIFICATION TAPE AND THHN WIRE.
5. FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANSI/AWWA C-110/A21.10, CLASS 250 MIN., CEMENT LINED AND FACTORY COATED
6. GATE VALVES SHALL BE MUELLER RESILIENT SEAT, KENNDY KEN-SEAL, AMERICAN OR APPROVED EQUAL. VALVES SHALL CONFORM TO AWWA C-509.
7. WATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY, COUNTY, FDOT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIREMENTS SHALL NOT BE LESS THAN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
8. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE FPUA ENGINEER AND CITY/COUNTY/FDOT ENGINEER.
9. THE CONTRACTOR SHALL NOTIFY FPUA ENGINEERING AND CITY/COUNTY/FDOT ENGINEERING 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
10. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, FPUA, AND CITY/ COUNTY/FDOT ENGINEER SHALL BE MANDATORY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. TRAFFIC CONTROL, BARRICADES, ETC., SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF OF TRANSPORTATION STANDARDS AND APPROVED BY THE CITY ENGINEER.
12. MINIMUM COVER SHALL BE 36 INCHES EXCEPT AS APPROVED BY THE UTILITIES ENGINEER AND CITY/ COUNTY/FDOT ENGINEER. PIPES WITH COVER LESS THAN 30 INCHES SHALL BE CONSTRUCTED OF DUCTILE IRON OR IN PVC CASING.
13. DISTURBED AREAS SHALL BE RESTORED IN CONFORMANCE WITH THE APPLICABLE GOVERNING AGENCY REQUIREMENTS.
14. EXISTING UTILITIES AND DRAINAGE SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION AND PROTECTED BY THE CONTRACTOR.
15. WATER MAINS SHALL BE TESTED AND DISINFECTED IN ACCORDANCE WITH THE APPLICABLE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AWWA C-651 FOR DISINFECTION.

WATER DISTRIBUTION | G-1 NOTES | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY
02-06 | DATE: | REVISION: | BY: | APPD: | DESIGNED: JJM | COMPUTER FILE # DETAIL NOTES 200602.DWG | DRAWN BY: JJM | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 1 OF 2

FORT PIERCE UTILITIES AUTHORITY
WATER DISTRIBUTION NOTES
CONTINUED

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING UTILITIES AND DRAINAGE.
17. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER INCLUDING LOCATIONS OF VALVES, FITTINGS, SERVICE CONNECTIONS, BLOWOFFS, AIR RELEASE VALVES, AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT, AS REQUIRED BY THE UTILITIES ENGINEER.
18. THE CONTRACTOR SHALL TAP EXISTING LINES UNDER THE SUPERVISION OF THE FORT PIERCE UTILITIES AUTHORITY ONLY AFTER TESTING AND DISINFECTION HAS BEEN COMPLETED AND APPROVED ON THE TAPPING VALVE AND SLEEVE.
19. WATER MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN MULTI STRANDED WIRE (BLUE IN COLOR) AND IDENTIFCATION TAPE WITH "WATER" MARKED ON TAPE, PERMANENTLY ATTACHED TO THE TOP OF THE WATER MAIN IN ACCORDANCE WITH THE FORT PIERCE UTILITES AUTHORITY SPECIFICATIONS.
20. SERVICE TAPS SHALL BE PLACED APPROXIMATELY TEN FEET AWAY FROM GATE VALVES, AS SHOWN, FOR TESTING. FOLLOWING TESTING AND STERILIZATION OF WATER LINE. CONTRACTOR SHALL PLACE A BRASS PLUG IN CORPORATION STOPS AND CURB STOPS SHALL BE REMOVED FROM TESTING LOCATIONS.
21. MECHANICAL RESTRAINTS TO BE USED ON ALL FITTINGS AND PLACED IN ACCORDANCE WITH MANUFACTURER'S OR ENGINEER'S RECOMMENDATIONS (WHICHEVER IS MORE STRINGENT) AND FPUA REQUIREMENTS.
22. ALL MAINS SHALL BE TESTED AT A MINIMUM OF 150 PSI. TESTING METHODS SHALL CONFORM TO AWWA C-600. - 2 HR MINIMUM TEST

$$L = \frac{SD(P)^{1/2}}{148,000}$$

L= LEAKAGE IN GPH
S= LENGTH OF PIPE IN FEET
D= PIPE DIAMETER IN INCHES
P= TESTING PRESSURE IN PSI

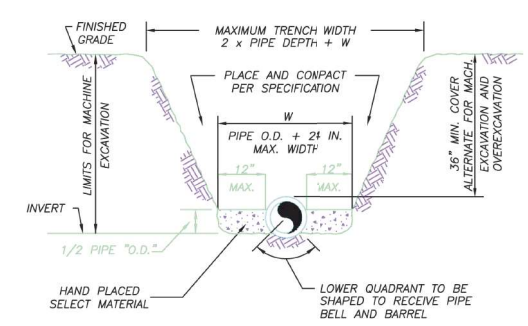
23. PRIOR TO ANY TESTING, ALL MAINS 6" IN DIA. AND LARGER SHALL HAVE A SWAB PASSED THRU THE ENTIRE LENGTH OF THE LINE. NOTE: SWAB SHOULD BE PLACED IN 1st. JOINT OF NEW LINE. END OF MAIN SHOULD BE "TURNED UP" AT 45% AND EXTENDED SO THAT SWABBING AND A FULL BORE FLUSH CAN BE ACCOMPLISHED. BLOW-OFF ASSY CAN THEN BE PLACED. WHERE LINES BRANCH, SWABS WILL BE PLACED IN BRANCH LINES AND SEQUENTIALLY SWABBED AND FLUSHED.
24. A MINIMUM SIX FEET AND PREFERABLY TEN FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTEWATER LINES. 6 INCHES MINIMUM VERTICAL SEPARATION IF WATER MAIN IS OVER WASTEWATER AND 12 INCHES IF WATER MAIN IS UNDER SHALL BE MAINTAINED BETWEEN THE WATER MAIN AND ANY WASTWATER LINES. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE OR STRUCTURE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGHTS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
25. WHERE A WATER MAIN IS TO BE INSTALLED BELOW A STORM DRAIN PIPE, A MINIMUM OF 6 INCHES OF VERTICAL CLEARANCE BETWEEN PIPES SHALL BE CONSTRUCTED OF DIP AT THE CROSSING, AND SHALL BE MECHANICALLY RESTRAINED WITHIN 20 FEET OF THE CROSSING.
26. CONTRACTOR SHALL COMPLY WITH FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WATER DISTRIBUTION | G-1 NOTES | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY
02-06 | DATE: | REVISION: | BY: | APPD: | DESIGNED: JJM | COMPUTER FILE # DETAIL NOTES 200602.DWG | DRAWN BY: JJM | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 2 OF 2

FORT PIERCE UTILITIES AUTHORITY WASTEWATER CONSTRUCTION NOTES

1. ALL CONSTRUCTION MATERIAL, INSTALLATION AND TESTING SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE FORT PIERCE UTILITIES AUTHORITY.
2. GRAVITY SEWER MAIN SHALL BE POLYVINYL CHLORIDE SDR-26, GREEN OR WHITE IN COLOR, GRAVITY SEWER MAIN SHALL HAVE LOCATOR TAPE WITH "SEWER" MARKED ON TAPE AND SHALL CONFORM TO ASTM D-3034.
3. THE MANHOLE BASE SHALL BE SET ON A FIRM, DRY AND STABLE OR COMPACTED BASE FOUNDATION. IF NECESSARY, THE CONTRACTOR SHALL UTILIZE ROCK TO PROVIDE A FIRM AND SUITABLE MANHOLE BASE FOUNDATION.
4. WASTEWATER LINES SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH FPUA DESIGN AND CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL SUBMIT CERTIFIED DENSITY TESTS AS REQUIRED BY FPUA ENGINEERING AND THE CITY ENGINEERING DEPARTMENT. IN CASES WHERE PAVED AREAS FALL WITHIN THE JURISDICTION OF LOCAL OR STATE AGENCIES, THE COMPACTION REQUIRE-MENTS SHALL NOT BE LESS THEN THE MINIMUM REQUIRED BY THE APPROPRIATE RESPONSIBLE AGENCY.
5. A 1% MINIMUM SLOPE SHALL BE MAINTAINED ON ALL SANITARY SERVICE LATERALS.
6. THE CONTRACTOR SHALL FURNISH RECORD DRAWING INFORMATION TO THE ENGINEER CONSISITING OF PIPE SIZES, LOCATION OF SERVICE TEE WYES, DIAMETER OF SERVICES, LOCATION OF ANY FITTINGS, FINAL RIM AND INVERT ELEVATION OF ALL MANHOLES AND ANY OTHER PERTINENT INFORMATION NECESSARY TO LOCATE ITEMS CONSTRUCTED UNDER THIS PROJECT.
7. MAINTAIN SIX FEET AND PREFERABLY 10 FEET HORIZONTAL DISTANCE BETWEEN WATER MAINS AND SEWER MAINS AS A MINIMUM.
8. WASTEWATER FORCE MAINS, WASTEWATER COLLECTION LINES, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. A MINIMUM VERTICAL DISTANCE OF 12 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE SHALL BE PROVIDED WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE WASTEWATER PIPE JOINTS AND THE WATER PIPE JOINTS ARE EQUIDSTANCE FROM THE POINT OF CROSSING, AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
9. A PRE-CONSTRUCTION CONFERENCE BETWEEN THE ENGINEER, THE CONTRACTOR, AND FPUA/CITY COUNTY/FDOT SHALL BE MANDATORY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. NO FIELD CHANGES OR DEVIATIONS FORM THE DESIGN SHALL BE MADE WITHOUT PRIOR APPROVAL FPUA/CITY/COUNTY/FDOT ENGINEER,
11. TRAFFIC CONTROL, BARRICADES, ETC. SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
12. CONTRACTOR SHALL NOTIFY FORT PIERCE UTILITIES AUTHORITY 48 HOURS PRIOR TO COMMMENCING CONSTRUCTION.
13. WASTEWATER FORCE MAIN SHALL BE POLYVINYL CHLORIBE CONFORMING TO AWWA C-900, AND SHALL BE CLASS 150, DR-18.
14. WASTEWATER FORCE MAIN SHALL BE GREEN IN COLOR.
15. FITTINGS SHALL BE DUCTILE IRON, CONFORMING TO ANSI/AWWA C-110/A21.10 CLASS 250 MIN. AND INTERIOR EPOXY COATED.
16. WASTEWATER FORCE MAIN SHALL BE MARKED BY THE USE OF CONTINUOUS 10 GAUGE THHN WIRE (GREEN IN COLOR) PERMANENTLY ATTACHED TO THE TOP OF THE FORCE MAIN WITH LOCATOR TAPE MARKED "SEWER" ON TAPE IN ACCORDANCE WITH FPUA SPECIFICATIONS.
17. MINIMUM COVER SHALL BE 36 INCHES, PIPES WITH COVER LESS THAN 30 INCHES SHALL REQUIRE PRIOR APPROVAL OF THE UTILITES ENGINEER AND SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.
18. EACH SERVICE LATERAL WILL BE MARKED WITH A LOCATOR BALL AS MANUFACTURED BY 3M CORPORATION, OR APPROVED EQUAL AS REQUIRED BY FPUA ENGINEER.
19. ALL MANHOLES SHALL HAVE SEWER RAIN GUARDS INSTALLED AS REQUIRED BY FPUA ENGINEER.
20. THE CONTRACTOR SHALL COMPLY WITH THE FLORIDA TRENCH SAFETY ACT REQUIREMENTS.

WASTEWATER CONSTRUCTION NOTES FPUA REQUIREMENTS | G-2 CONSTRUCTION NOTES | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY
02-06 | DATE: | REVISION: | BY: | APPD: | DESIGNED: JJM | COMPUTER FILE # DETAIL NOTES 200602.DWG | DRAWN BY: JJM | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010 | SHEET 1 OF 1

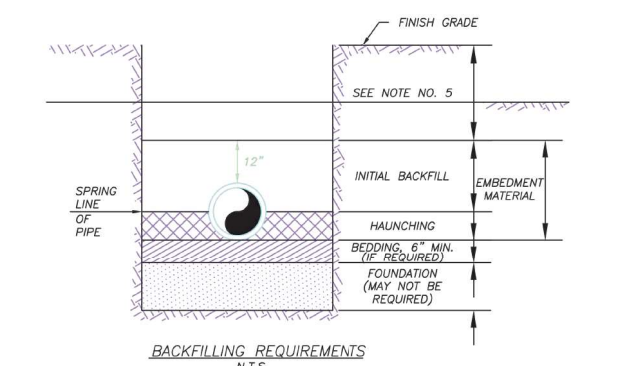


NOTES:

1) THE CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
2) INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE PIPE. BACKFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 100% OF MAX. DENSITY AS DETERMINED BY AASHTO METHOD T-99.

TYPICAL TRENCH DETAIL
N.T.S.

TYPICAL TRENCH DETAIL | M-1 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY
03-09 | CONCRETE SLAB | SLL | JLC | DESIGNED: JLC | COMPUTER FILE # MISC DETAILS 200602.DWG | DRAWN BY: SLL | APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1

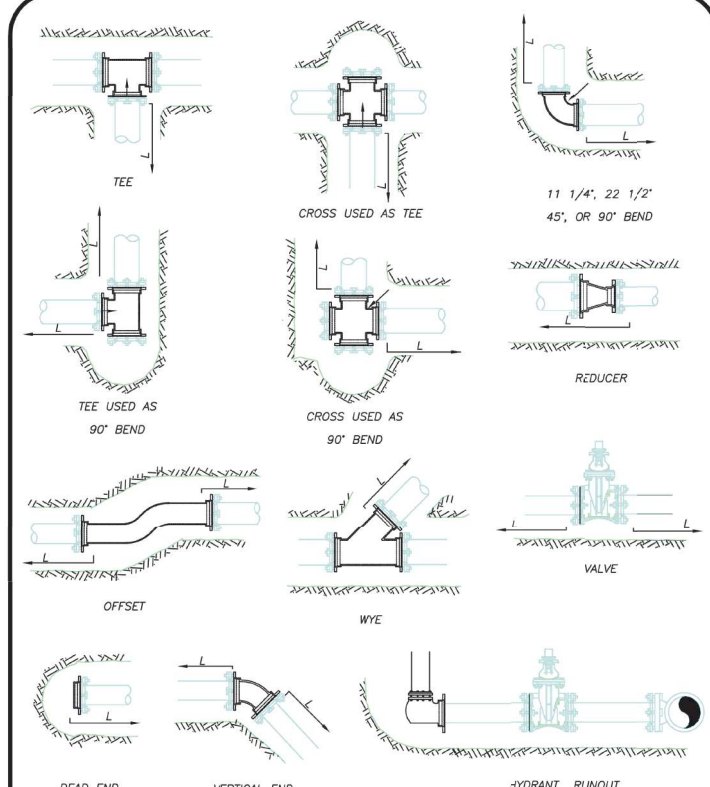


BACKFILLING REQUIREMENTS
N.T.S.

NOTES:

1) IN CERTAIN SOIL CONDITIONS A FOUNDATION MAY BE REQUIRED.
2) BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE.
3) HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
4) INITIAL BACKFILL MATERIAL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF PIPE. THE SOIL SHALL BE COMPACTED TO 100% MAX. DENSITY.(AASHTO T-99)
5) BACKFILL SHALL BE COMPACTED TO 100% OF MAX. DENSITY AS PER AASHTO T-99, TO A POINT 30" BELOW PROPOSED PROFILE GRADE OR EXISTING GRADE. THE FINAL 30" OF BACKFILL SHALL BE COMPACTED TO 98% OF MAX. DENSITY AS PER AASHTO T-180.
6) DENSITY TEST SHALL BE PERFORMED AT AREAS DETERMINED BY THE UTILITIES ENGINEER OR PERMIT AGENCY HAVING JURISDICTION, AT THE CONTRACTORS EXPENSE.
7) CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.

BACKFILLING REQUIREMENTS | M-2 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY
03-09 | CONCRETE SLAB | SLL | JLC | DESIGNED: JLC | COMPUTER FILE # MISC DETAILS 200602.DWG | DRAWN BY: SLL | APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1



MECHANICAL JOINT ANCHORING REQUIREMENTS
N.T.S.

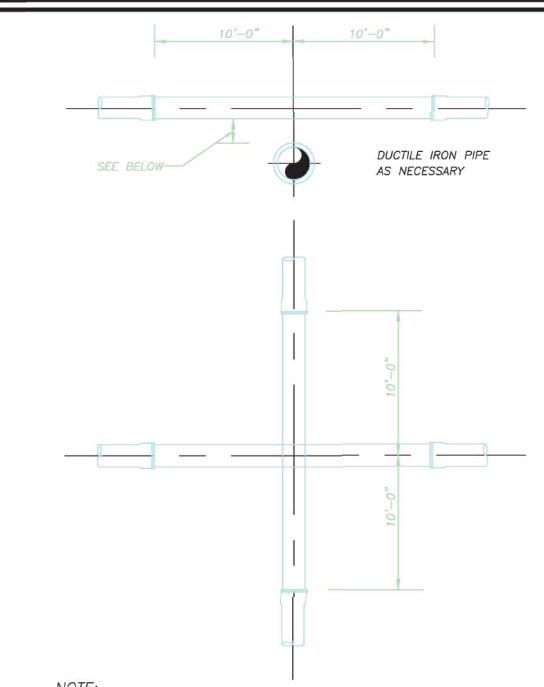
MECHANICAL JOINT ANCHORING REQUIREMENTS | M-3 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY
03-09 | CONCRETE SLAB | SLL | JLC | DESIGNED: JLC | COMPUTER FILE # MISC DETAILS 200602.DWG | DRAWN BY: SLL | APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1

MECHANICAL JOINT RESTRAINT NOTES

NOTES:

1) THE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE REQUIRED LENGTH TO BE RESTRAINED BASED UPON THE PROJECT AREA SOIL TYPE, PROPOSED TRENCH CONDITIONS AND DEPTH, PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF TWO (2). A DRAWING OF EVERY TYPICAL FITTING ASSEMBLY WITHIN THE PROJECT SHALL BE SUBMITTED WHICH REFLECTS THE RESTRAINT DETAIL PROPOSED FOR USE, INCLUDING LENGTH OF PIPE RESTRAINT.
2) REQUIRED RESTRAINED LENGTH CALCULATIONS SHALL ALSO CONSIDER THE CONDITIONS OF OTHER BENDS OR FITTINGS THAT WILL BE LOCATED WITHIN THE CALCULATED RESTRAINED LENGTH (L) OF THE BEND OR FITTING IN QUESTION.
3) EVERY JOINT OR FITTING MUST BE RESTRAINED ON BOTH SIDES OF THE BEND AND FOR TEES ALONG THE BEND ALSO.

MECHANICAL JOINT RESTRAINT NOTES | M-4 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY
03-09 | CONCRETE SLAB | SLL | JLC | DESIGNED: JLC | COMPUTER FILE # MISC DETAILS 200602.DWG | DRAWN BY: SLL | APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1

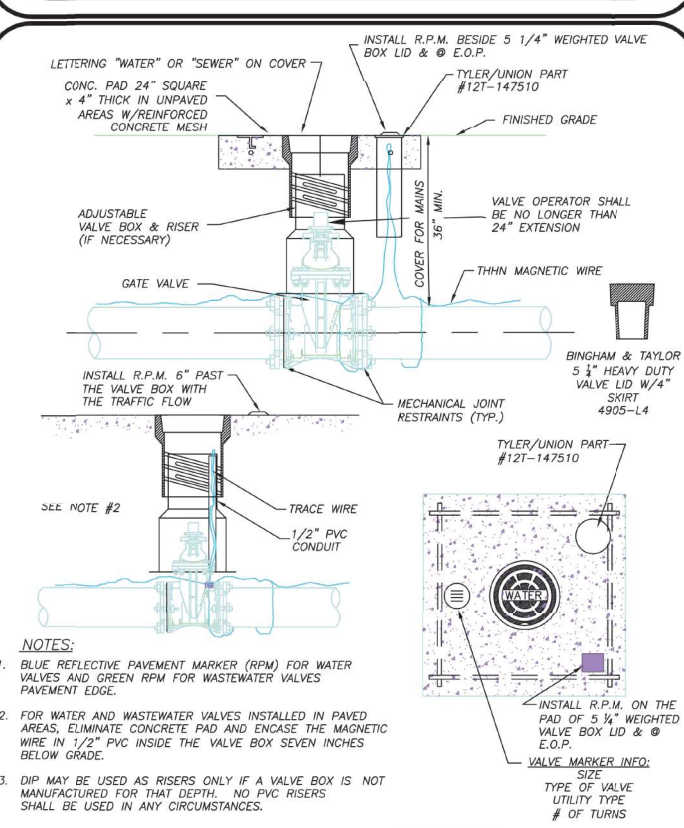


NOTE:

PLEASE REFER TO FORT PIERCE UTILTIES STANDARD SEPARATION STATEMENT FOR WATER / SEWER CONFLICTS.

UTILITY CROSSING DETAIL
N.T.S.

UTILITY CROSSING DETAIL | M-5 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY
03-09 | CONCRETE SLAB | SLL | JLC | DESIGNED: JLC | COMPUTER FILE # MISC DETAILS 200602.DWG | DRAWN BY: SLL | APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1

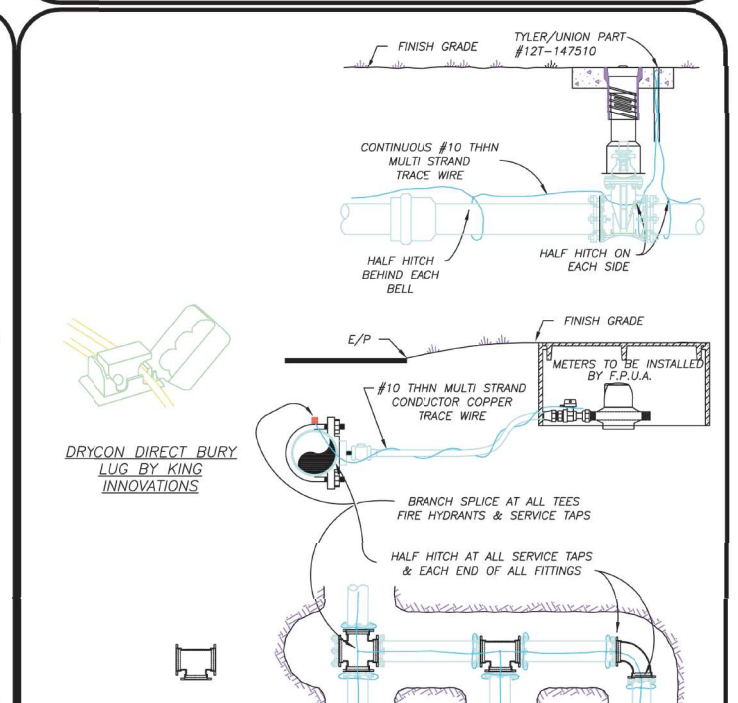


NOTES:

1. BLUE REFLECTIVE PAVEMENT MARKER (RPM) FOR WATER VALVES AND GREEN RPM FOR WASTEWATER VALVES PAVEMENT EDGE.
2. FOR WATER AND WASTEWATER VALVES INSTALLED IN PAVED AREAS, ELIMINATE CONCRETE PAD AND ENCASE THE MAGNETIC WIRE IN 1/2" PVC INSIDE THE VALVE BOX SEVEN INCHES BELOW GRADE.
3. DIP MAY BE USED AS RISERS ONLY IF A VALVE BOX IS NOT MANUFACTURED FOR THAT DEPTH. NO PVC RISERS SHALL BE USED IN ANY CIRCUMSTANCES.

TYPICAL GATE VALVE & VALVE BOX DETAIL
N.T.S.

TYPICAL GATE VALVE & VALVE BOX DETAIL | M-6 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY
03-09 | CONCRETE SLAB | SLL | JLC | DESIGNED: JLC | COMPUTER FILE # MISC DETAILS 200602.DWG | DRAWN BY: SLL | APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1



NOTES:

1) TRACE WIRE IS REQUIRED ON ALL PIPE AS NOTED BY UTILITIES ENGINEER AND SHOWN IN STANDARD DETAILS.
2) INCLUDE ALL COST OF MATERIAL & LABOR IN PRICE OF PIPE.
3) CONTRACTOR IS RESPONSIBLE FOR CONTINUITY OF ALL TRACE WIRE.

TRACE WIRE
(N.T.S.)

TRACE WIRE DETAIL | M-11 | WATER/WASTEWATER ENGINEERING | FT. PIERCE UTILITIES AUTHORITY
03-09 | CONCRETE SLAB | SLL | JLC | DESIGNED: JLC | COMPUTER FILE # MISC DETAILS 200602.DWG | DRAWN BY: SLL | APPROVED: JLC | DATE: 2015 | SHEET 1 OF 1

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

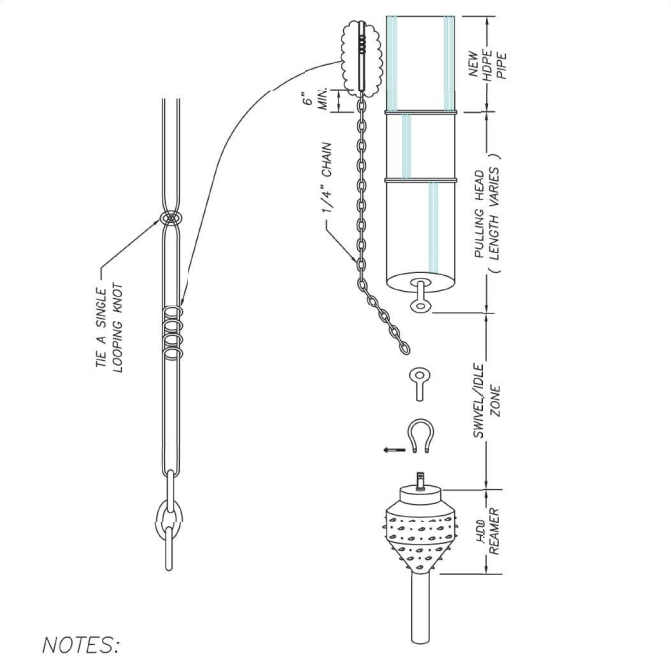
ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY DETAILS
DRAWN BY: DCC | CHECKED BY: JWM | APPROVED BY: JWM | SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-6.1

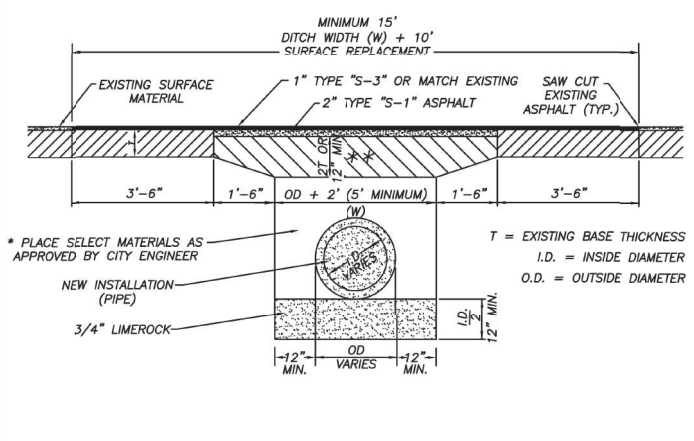
TIME: 5:15 PM DATE: 7/17/2025 FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-5 UTILITY DETAILS.dwg



NOTES:

1. WHERE DIRECTIONAL DRILLING LENGTHS EXCEED 750 LINEAR FEET AND/OR HDPE PIPE DIAMETER EXCEED 12 INCHES, A SECOND LENGTH OF TRACE WIRE SHALL BE INSTALLED.
2. TRACE WIRE SHALL CONFORM TO THE FOLLOWING SPECIFICATION: MANUFACTURER – COPPERHEAD INDUSTRIES, LLC PART NUMBER - 1245B-EHS-500 / 1245B-EHS-1000 / 1245B-EHS-2500 PART NUMBER DESCRIPTION – 12 (AWG), 45 (JACKET MIL), B (JACKET COLOR: B=BLUE, G=GREEN, ETC.) – EHS (EXTRA HIGH STRENGTH-HARD DRAWN / 1150# BREAKING LOAD STRENGTH) – 500 (WIRE LENGTH IN FEET)

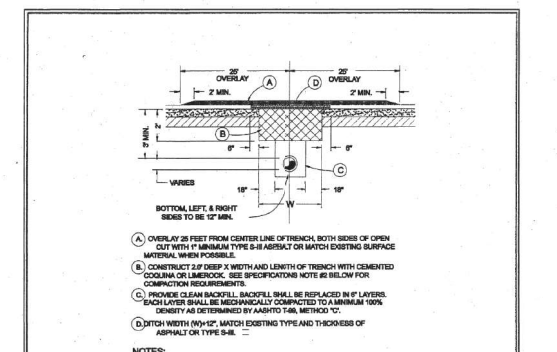
FPUA COMMUNITY PROUD – FT. PIERCE UTILITIES AUTHORITY WATER/WASTEWATER ENGINEERING 1701 SOUTH 37TH STREET FT. PIERCE, FLORIDA 34947 772-466-1600
DIRECTIONAL BORE – WIRE ATTACHMENT | M-16
03-09 CONCRETE SLAB SLL JLC | DATE: REVISION: BY: APPD:
DESIGNED: JLC | COMPUTER FILE #: MISC DETAILS 200602.DWG | DRAWN BY: SLL | SCALE: | APPROVED: JLC | DATE: 2015
WATER/WASTEWATER ENGINEERING – FT. PIERCE UTILITIES AUTHORITY – SHEET 1 OF 1



* INITIAL BACKFILL SHALL BE PLACED TO 12" ABOVE THE PIPE IN 6" LIFTS. BACFILL SHALL BE MECHANICALLY TAMPED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-99. UPPERMOST 12" BE COMPACTED TO 98% OF T-99.

** LIMEROCK OR CRUSHED COQUINA COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO METHOD T-180

FORT PIERCE UTILITIES AUTHORITY
PAVEMENT RESTORATION DETAIL WITH TRENCH – CITY REQUIREMENTS | R-3
DATE: REVISION: BY: APPD:
DESIGNED: JLC | COMPUTER FILE #: MISC DETAILS 200602.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING – FT. PIERCE UTILITIES AUTHORITY – SHEET 1 OF 1



A. OVERLAY 25 FEET FROM CENTER LINE OF TRENCH, BOTH SIDES OF OPEN CUT WITH 1" MINIMUM TYPE S-III ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.
B. CONSTRUCT 2.0' DEEP X WIDTH AND LENGTH OF TRENCH WITH CEMENTED COQUINA OR LIMEROCK. SEE SPECIFICATIONS NOTE #2 BELOW FOR COMPACTION REQUIREMENTS.
C. PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 6" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 100% DENSITY AS DETERMINED BY AASHTO T-99, METHOD "C".
D. DITCH WIDTH (W)+12", MATCH EXISTING TYPE AND THICKNESS OF ASPHALT OR TYPE S-III.

NOTES:

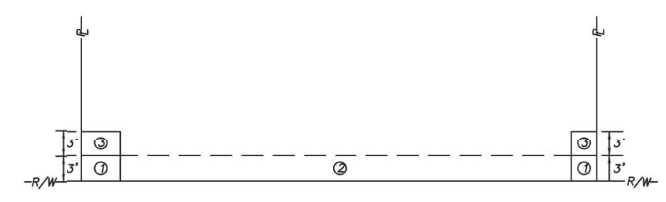
1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO (98%) DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE S-III) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6) INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6-1/2) INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK-FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEER'S OFFICE PRIOR TO FINAL INSPECTION.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS | FLEXIBLE PAVEMENT REPLACEMENT DETAIL | DRAWING NUMBER: G-12

FORT PIERCE UTILITIES AUTHORITY
FLEXIBLE PAVEMENT – REPLACEMENT DETAIL | R-4
DATE: REVISION: BY: APPD:
DESIGNED: JJM | COMPUTER FILE #: MISC DETAILS 200602.DWG | DRAWN BY: JJM | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING – FT. PIERCE UTILITIES AUTHORITY – SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

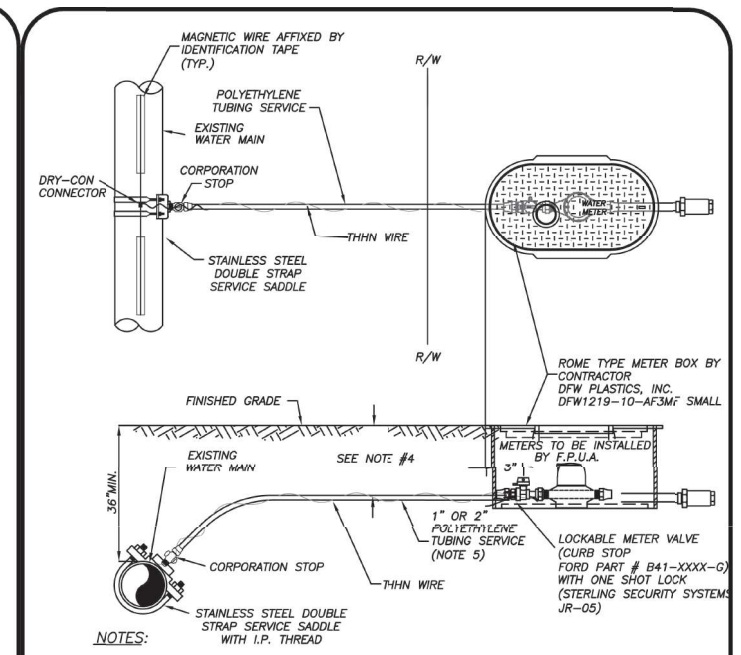


NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA ① SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② , OR ALONG THE PROPERTY LINES MARKED AREA ③.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD
WATER METER – PLACEMENT POLICY | W-1
03-09 02-15 SLL | DATE: REVISION: BY: APPD:
DESIGNED: JLC | COMPUTER FILE #: WATER DETAILS 200602.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING – FT. PIERCE UTILITIES AUTHORITY – SHEET 1 OF 1

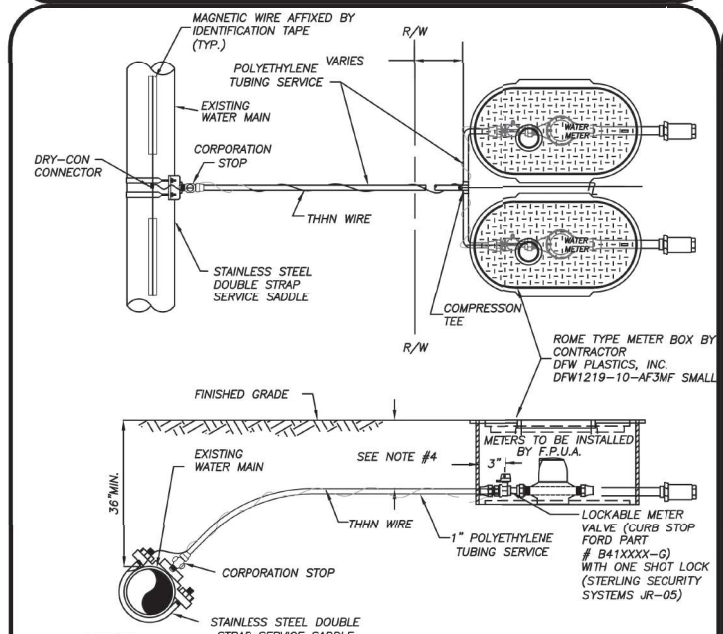


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQURED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD
TYPICAL SINGLE WATER – SERVICE CONNECTION | W-2
03-09 DESIGN SLL JLC | DATE: REVISION: BY: APPD:
DESIGNED: JLC | COMPUTER FILE #: WATER DETAILS 200602.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2020
WATER/WASTEWATER ENGINEERING – FT. PIERCE UTILITIES AUTHORITY – SHEET 1 OF 1

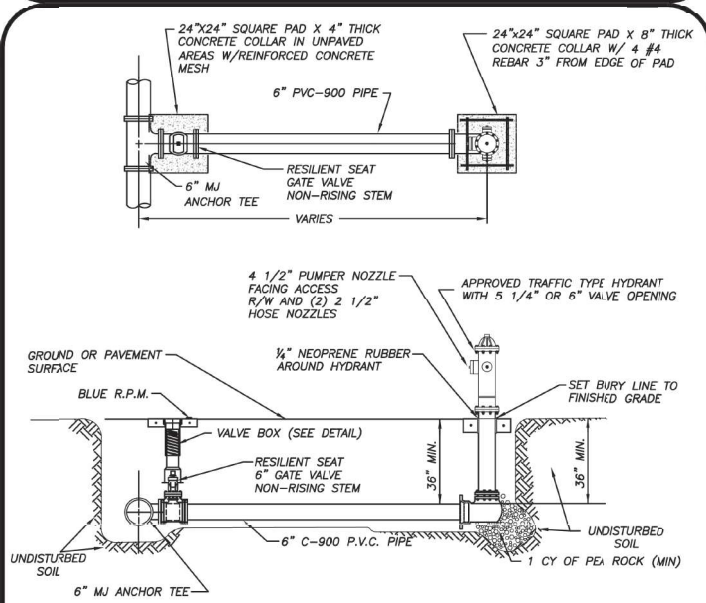


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

TYPICAL DOUBLE WATER SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD
TYPICAL DOUBLE WATER – SERVICE CONNECTION | W-3
03-09 DESIGN SLL JLC | DATE: REVISION: BY: APPD:
DESIGNED: JLC | COMPUTER FILE #: WATER DETAILS 200602.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2020
WATER/WASTEWATER ENGINEERING – FT. PIERCE UTILITIES AUTHORITY – SHEET 1 OF 1

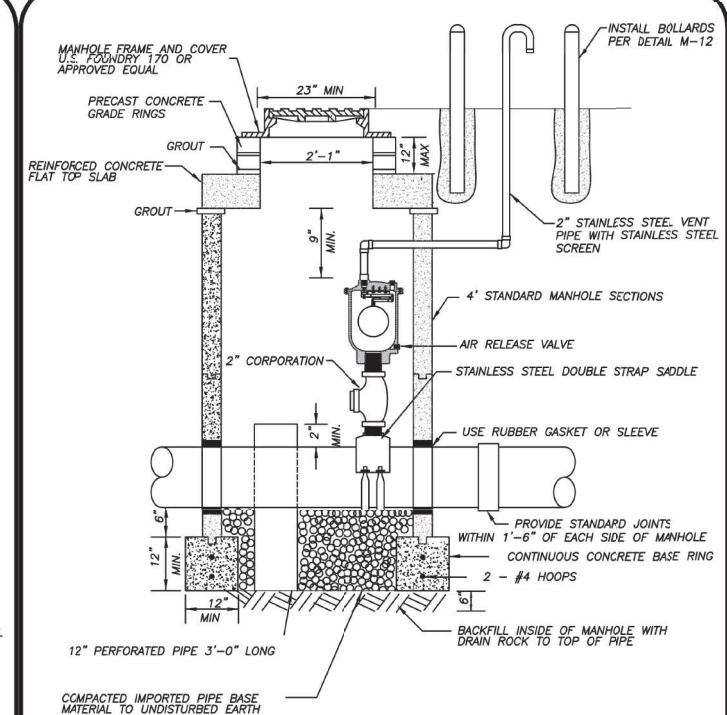


NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED FROM FACTORY.
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT. CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

FPUA COMMUNITY PROUD
TYPICAL FIRE HYDRANT ASSEMBLY | W-5
03-09 DESIGN SLL JLC | DATE: REVISION: BY: APPD:
DESIGNED: JLC | COMPUTER FILE #: WATERDETAIL.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING – FT. PIERCE UTILITIES AUTHORITY – SHEET 1 OF 1

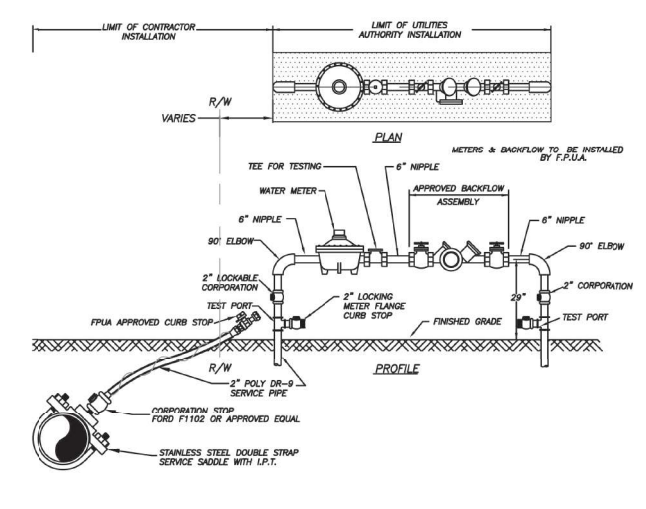


NOTES:

1. MANHOLE FRAME AND COVER WITH THE WORD WATER CAST IN THE COVER.

AUTOMATIC AIR RELEASE VALVE ASSEMBLY
(N.T.S.)

FPUA COMMUNITY PROUD
AUTOMATIC AIR RELEASE – VALVE ASSEMBLY FOR WATER | W-7A
03-09 DESIGN SLL JLC | DATE: REVISION: BY: APPD:
DESIGNED: JLC | COMPUTER FILE #: WATER DETAILS 200602.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING – FT. PIERCE UTILITIES AUTHORITY – SHEET 1 OF 1



NOTES:

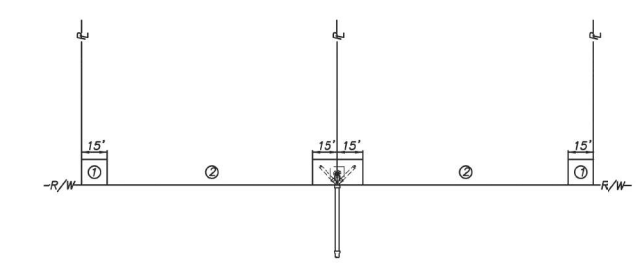
1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD
WATER METER/BACKFLOW PREVENTER – ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS) | W-8
06-24 DESIGN GTR JB | DATE: REVISION: BY: APPD:
DESIGNED: JLC | COMPUTER FILE #: WATER DETAILS 200602.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING – FT. PIERCE UTILITIES AUTHORITY – SHEET 1 OF 1

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY. DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL, AREA ① , SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LNE TO THE F.P.U.A. SEWER LATERAL, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② .
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
4. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT-OF-WAY AND TERMINATE AT THE PROPERTY LINE.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTEWATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WASTEWATER SERVICE PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD
WASTEWATER SERVICE – PLACEMENT POLICY | S-1
02-06 02-15 SLL | DATE: REVISION: BY: APPD:
DESIGNED: JJM | COMPUTER FILE #: SEWER DETAIL 200602.DWG | DRAWN BY: SLL | SCALE: N.T.S. | APPROVED: JLC | DATE: 2010
WATER/WASTEWATER ENGINEERING – FT. PIERCE UTILITIES AUTHORITY – SHEET 1 OF 1

Mills, Short & Associates
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C.A. #: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

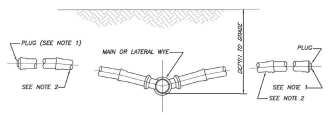
SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY DETAILS
DRAWN BY: DCC | CHECKED BY: JWM | APPROVED BY: JWM | SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO.

C-6.2

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Seltzlitz Road\CADD\Civil Sheets\C-6 UTILITY DETAILS.dwg
DATE: 7/17/2025
TIME: 5:15 PM



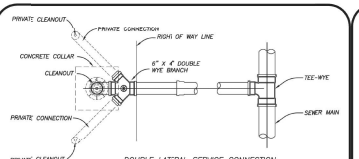
NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

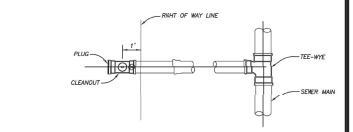
SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION — WASTEWATER — S-2

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



DOUBLE LATERAL SERVICE CONNECTION
1/2 PROPERTY LINE



SINGLE SERVICE LATERAL CONNECTION

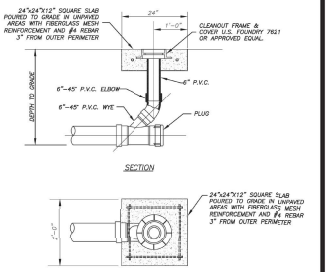
⊕ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL.

SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

SERVICE CONNECTION
(N.T.S.)

SERVICE CONNECTION — WASTEWATER — S-3

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



SECTION

PLAN

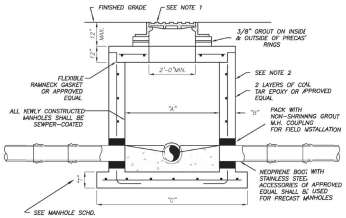
NOTES:

1) SEE DETAIL S-3 FOR DOUBLE SERVICE CONNECTION.

RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

TERMINAL CLEANOUT DETAIL — RESIDENTIAL — S-4A

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"–24"	4'–0"	8"	76"	8"
30"–36"	5'–0"	8"	88"	10"
42"–48"	6'–0"	8"	100"	12"

TYPICAL MANHOLE DIMENSIONS

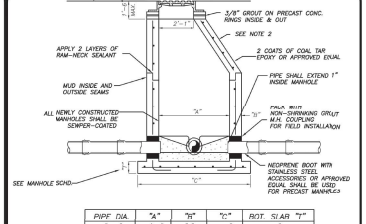
NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.
5) NEW MANHOLES SHALL BE SEWPERCOATED.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

PRECAST MANHOLE DEPTH OF LESS THAN 5'-0" — S-6

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"–24"	4'–0"	8"	76"	8"
30"–36"	5'–0"	8"	88"	10"
42"–48"	6'–0"	8"	100"	12"

TYPICAL MANHOLE DIMENSIONS

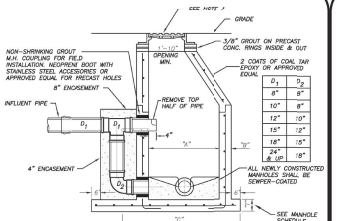
NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.
5) NEW MANHOLES SHALL BE SEWPERCOATED.

STANDARD MANHOLE
DEPTH 5'-0" AND GREATER
(N.T.S.)

PRECAST MANHOLE DEPTH 5'-0" & GREATER — S-7

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"–24"	4'–0"	8"	76"	8"
30"–36"	5'–0"	8"	84"	10"
42"–48"	6'–0"	8"	96"	12"

TYPICAL MANHOLE DIMENSIONS

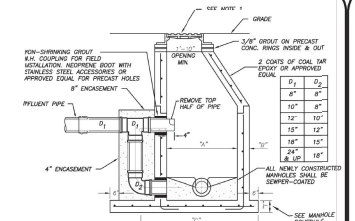
NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.
5) NEW MANHOLES SHALL BE SEWPERCOATED.

OUTSIDE DROP MANHOLE
(N.T.S.)

PRECAST MANHOLE WITH OUTSIDE DROP — S-8

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"–24"	4'–0"	8"	76"	8"
30"–36"	5'–0"	8"	84"	10"
42"–48"	6'–0"	8"	96"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
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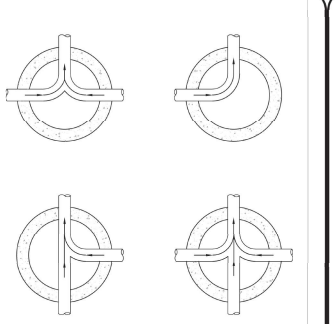
5) NEW MANHOLES SHALL BE SEWPERCOATED.

OUTSIDE DROP MANHOLE
(N.T.S.)

PRECAST MANHOLE WITH OUTSIDE DROP — S-8

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

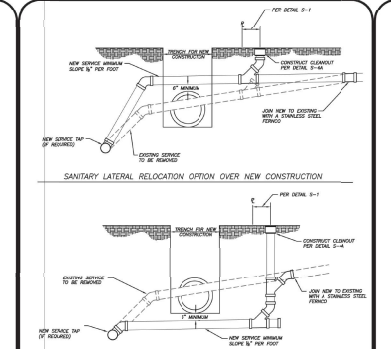


NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS STANDING FOR SMOOTH FLOW.

FLOW PATTERNS — FOR INVERT CHANNELS — S-12

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

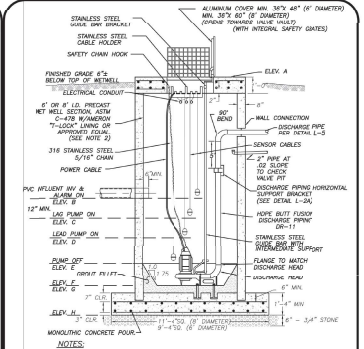


NOTES:

1. ALL PIPING SHALL BE SDR-26 WITH SDR-26 FITTINGS.

SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION — S-17

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY



NOTES:

1. ALL INTERIOR CONCRETE SURFACES OF WET WELL NOT COVERED WITH AMERON "T-LOCK" SHALL HAVE 2 COATS OF COAL TAR EPOXY IN INSTANCES WHERE FPUA ENGINEERING DIRECTS.
2. "T-LOCK" OR APPROVED EQUAL SHALL ALSO BE REQUIRED ON ALL STRUCTURE PENETRATIONS AND THE INTERIOR OF THE TOP SLAB.
3. TRIPLEX MASTER LIFT STATIONS SHALL HAVE 12" DIAMETER WETWELL.
4. MINIMUM SIZE DISCHARGE PIPING SHALL BE AS FOLLOWS: 4" FOR 6' DIA WETWELL, 6" FOR 8' DIA WETWELL, AND 8" FOR 12 DIA WETWELL.
5. STRUCTURAL DESIGN – PER MANUFACTURERS SHOP DRAWINGS.
6. FLOATATION PER DESIGN ENGINEER

LIFT STATION — SECTION VIEW — L-1

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

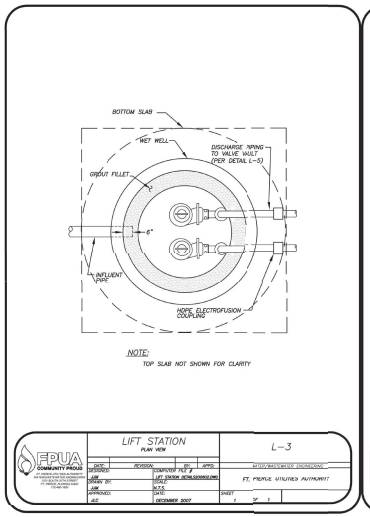
Mills, Short & Associates
WEBSITE: www.JMillsShortAssociates.com
PHONE: 772.226.7262
C.A.# 30698
700 22nd Place, Suite 2020
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: UTILITY DETAILS
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

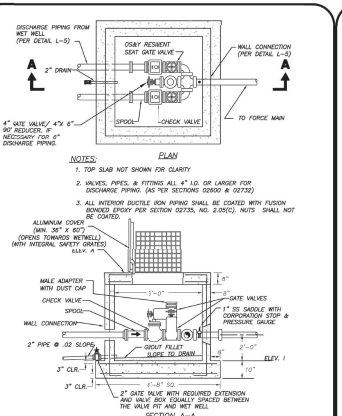
PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-6.3



NOTE:
TOP SLAB NOT SHOWN FOR CLARITY

EPUA COMMUNITY PROUD

LIFT STATION PLAN VIEW	L-3
DATE: 2018 REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: JAM DRAWN BY: JAM APPROVED: AJC	COMPUTER FILE # LIFT STATION DETAILS(2020).DWG SCALE: N.T.S. DATE: DECEMBER 2007
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



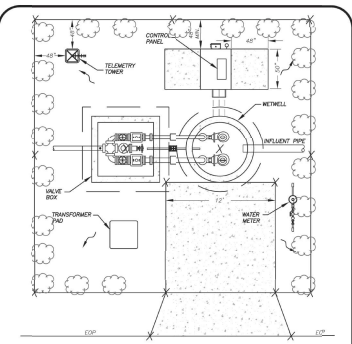
PLAN

NOTES:
1. TOP SLAB NOT SHOWN FOR CLARITY
2. VALVES, PIPES, & FITTINGS ALL 4" I.D. OR LARGER FOR DISCHARGE PIPING. (AS PER SECTIONS 02600 & 02732)
3. ALL INTERIOR DUCTILE IRON PIPING SHALL BE COATED WITH FUSION BONDED EPOXY PER SECTION 02735, NO. 2.05(C). NUTS SHALL NOT BE COATED.

SECTION A-A

EPUA COMMUNITY PROUD

LIFT STATION VALVE PIT	L-4
DATE: 2018 REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJC DRAWN BY: SAL APPROVED: AJC	COMPUTER FILE # LIFT STATION DETAILS(2020).DWG SCALE: N.T.S. DATE: DECEMBER 2007
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

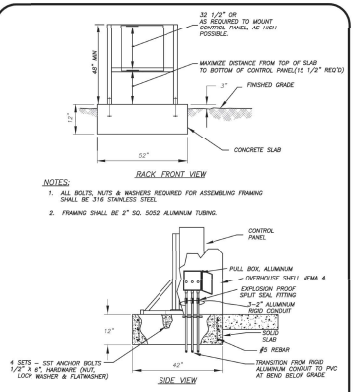


TYPICAL LIFT STATION EASEMENT LAYOUT
N.T.S

NOTES:
1) ONLY TO BE USED FOR GENERAL SITE LAYOUT, REFER TO FPUA'S LIFT STATIONS, PUMPS, AND CONTROL DESIGN AND CONSTRUCTION STANDARDS 02735 FOR SPECIFIC CONSTRUCTION REQUIREMENTS.
2) LANDSCAPE AROUND LIFT STATION PER LOCAL ORDINANCE. (COCO PLUM)
3) AREA TO BE LAID WITH SOD.
4) BOLD "X" REPRESENTS ELEVATIONS NECESSARY TO CONFIRM DRAINAGE AND INSTALLATION REQUIREMENTS.
5) LIFT STATION EASEMENT SHALL MEASURE 30' x 30' (MINIMUM)

EPUA COMMUNITY PROUD

LIFT STATION LAYOUT PLAN	L-6
DATE: 2018 CONCRETE PAD REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJC DRAWN BY: SAL APPROVED: AJC	COMPUTER FILE # LIFT STATION DETAILS(2020).DWG SCALE: N.T.S. DATE: AUGUST 2011
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1



RACK FRONT VIEW

NOTES:
1. ALL BOLTS, NUTS & WASHERS REQUIRED FOR ASSEMBLING FRAMING SHALL BE 316 STAINLESS STEEL
2. FRAMING SHALL BE 2" SQ. 5052 ALUMINUM TUBING.

SIDE VIEW

EPUA COMMUNITY PROUD

LIFT STATION EQUIPMENT MOUNTING RACK	L-13
DATE: 2014 REVISION: BY: APPD:	WATER/WASTEWATER ENGINEERING
DESIGNED: AJC DRAWN BY: SAL APPROVED: AJC	COMPUTER FILE # LIFT STATION DETAILS(2020).DWG SCALE: N.T.S. DATE: DECEMBER 2007
	FT. PIERCE UTILITIES AUTHORITY
	SHEET 1 OF 1

Mills, Short & Associates
WEBSITE
www.JMillsShortAssociates.com
PHONE: 772.226.7262
C.A.# 30998
700 22nd Place, Suite 202D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

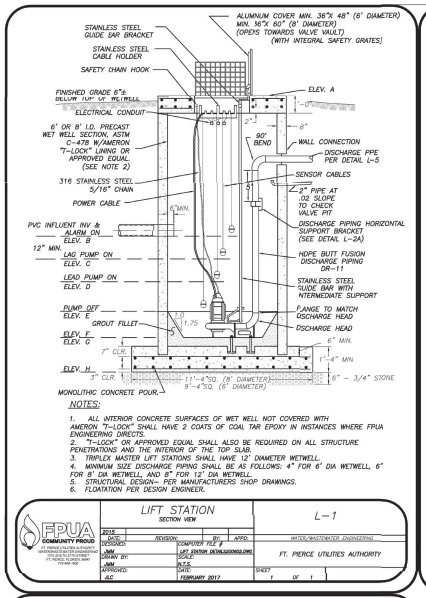
SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET: UTILITY DETAILS	DESIGNED BY: JWM	CHECKED BY: JWM	APPROVED BY: JWM	SCALE: SEE SHEET
DISCIPLINE: DCC				

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-6.4

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-6 UTILITY DETAILS.dwg
DATE: 7/17/2025
TIME: 5:16 PM

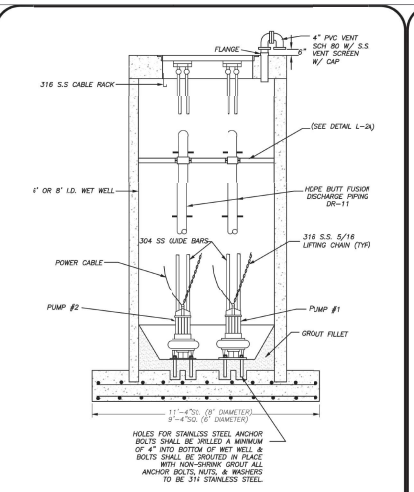
FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-6 UTILITY DETAILS.dwg
DATE: 7/17/2025
TIME: 5:16 PM



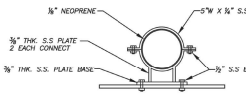
NOTES:

1. ALL INTERIOR CONCRETE SURFACES OF WET WELL NOT COVERED WITH AMERCON "T-LOCK" SHALL HAVE 2 COATS OF COAL TAR EPOXY IN INSTANCES WHERE FPUA ENGINEERING DIRECTS.
2. "T-LOCK" OR APPROVED EQUAL SHALL ALSO BE REQUIRED ON ALL STRUCTURE PENETRATIONS AND THE INTERIOR OF THE TOP SLAB.
3. TRIPLEX MASTER LIFT STATIONS SHALL HAVE 12' DIAMETER WETWELL.
4. MINIMUM SIZE DISCHARGE PIPING SHALL BE AS FOLLOWS: 4" FOR 6' DIA WETWELL, 6" FOR 8' DIA WETWELL, AND 8" FOR 12' DIA WETWELL.
5. STRUCTURAL DESIGN- PER MANUFACTURERS SHOP DRAWINGS.
6. FLOATATION PER DESIGN ENGINEER.

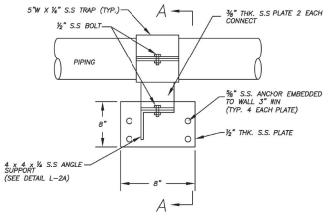
FPUA COMMUNITY PROUD	LIFT STATION SECTION VIEW	L-1
2018 DESIGNED: JWM DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: FEBRUARY 2017	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



FPUA COMMUNITY PROUD	SECTION VIEW-DUPLEX PUMP INSTALLATION	L-2
DATE: DESIGNED: AJC DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: FEBRUARY 2017	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



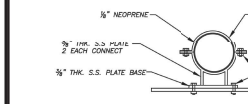
SECTION A-A



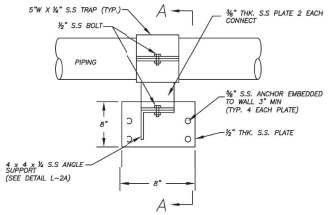
NOTE:

1. PIPE SUPPORT SHALL UTILIZE #316 STAINLESS STEEL MATERIAL
2. CONSTRUCT ALL WELDS IN ACCORDANCE WAS AWS D-1.6 STRUCTURAL WELDING CODE.

FPUA COMMUNITY PROUD	LIFT STATION PIPE SUPPORT DETAIL	L-2A
DATE: DESIGNED: AJC DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: DECEMBER 2007	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



SECTION A-A



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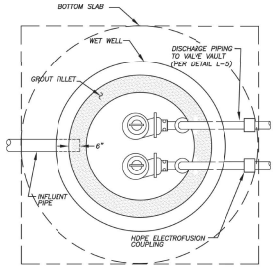
1. PIPE SUPPORT SHALL UTILIZE #316 STAINLESS STEEL MATERIAL
2. CONSTRUCT ALL WELDS IN ACCORDANCE WAS AWS D-1.6 STRUCTURAL WELDING CODE.

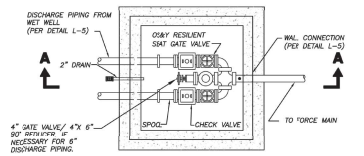
FPUA COMMUNITY PROUD	LIFT STATION PIPE SUPPORT DETAIL	L-2A
DATE: DESIGNED: AJC DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: DECEMBER 2007	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



NOTE:

TOP SLAB NOT SHOWN FOR CLARITY

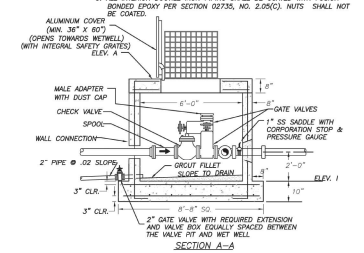
FPUA COMMUNITY PROUD	LIFT STATION PLAN VIEW	L-3
DATE: DESIGNED: AJC DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: DECEMBER 2007	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1



PLAN

NOTES:

1. TOP SLAB NOT SHOWN FOR CLARITY
2. VALVES, PIPES, & FITTINGS ALL 4" I.D. OR LARGER FOR DISCHARGE PIPING. (AS PER SECTIONS 02600 & 02732)
3. ALL INTERIOR DUCTILE IRON PIPING SHALL BE COATED WITH FUSION BONDED EPOXY PER SECTION 02735, NO. 2.05(C). NUTS SHALL NOT BE COATED.



SECTION A-A

FPUA COMMUNITY PROUD	LIFT STATION VALVE PIT	L-4
2018 DESIGNED: AJC DRAWN BY: JWM APPROVED: AJC	REVISION BY APPD. COMPUTER FILE # LIFT STATION DETAILS2020002.DWG SCALE: N.T.S. DATE: DECEMBER 2007	WATER/WASTEWATER ENGINEERING FT. PIERCE UTILITIES AUTHORITY SHEET 1 OF 1

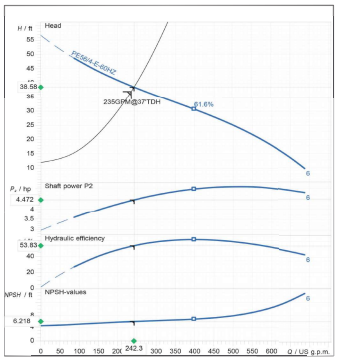
Pump Model: SULZER XFP100E No. Pumps: TWO (2)

Motor HP: 7.51 HP.

Discharge: 2.5' RPM: 1777

Design Flow: 242.3 GPM. Voltage: 230V

Design TDH: 38.58 FT. Phase: 1 PHASE



ELEVATIONS:

ELEV. A: 16.50'
ELEV. B: 0.21'
ELEV. C: −1.79'
ELEV. D: −2.00'
ELEV. E: −3.00'
ELEV. F: −5.80'
ELEV. G: −7.80

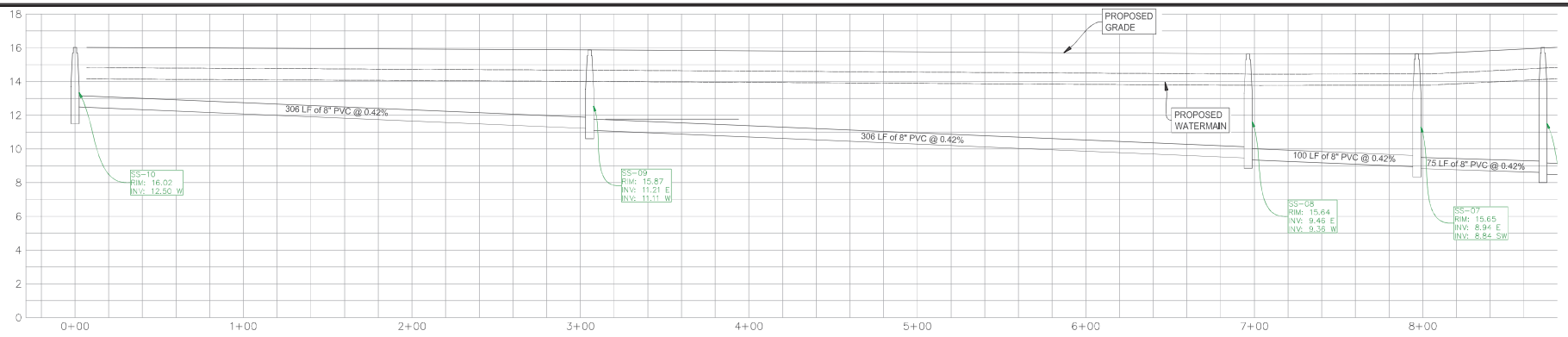
Mills, Short & Associates
WEBSITE
www.JMillsShortAssociates.com
PHONE: 772.226.7262
C.A.# 30698
700 22nd Place, Suite 2020
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

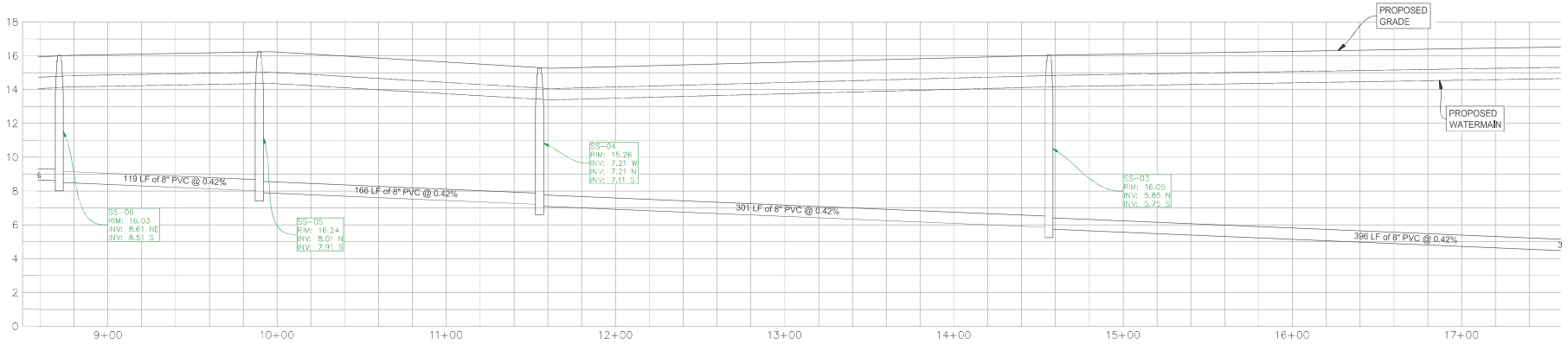
TITLE SHEET:	UTILITY DETAILS (LIFT STATION)
DESIGNED BY:	DCC
DRAWN BY:	JWM
APPROVED BY:	JWM
SCALE:	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-6.5



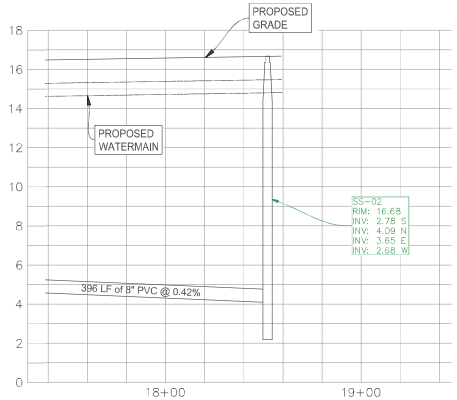
HARMONY CIRCLE NORTH - PROFILE 0+00.00 TO 8+80.00

SCALE 1:30



HARMONY CIRCLE NORTH - PROFILE 8+80.00 TO 17+60.00

SCALE 1:30



HARMONY CIRCLE NORTH - PROFILE 17+60.00 TO 19+00.00

SCALE 1:30

Mills, Short & Associates
WEBSITE
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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET	UTILITY PROFILES
DRAWN BY	DCC
CHECKED BY	
APPROVED BY	
SCALE	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-6.6

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\References\Pipes\Pipes.dwg
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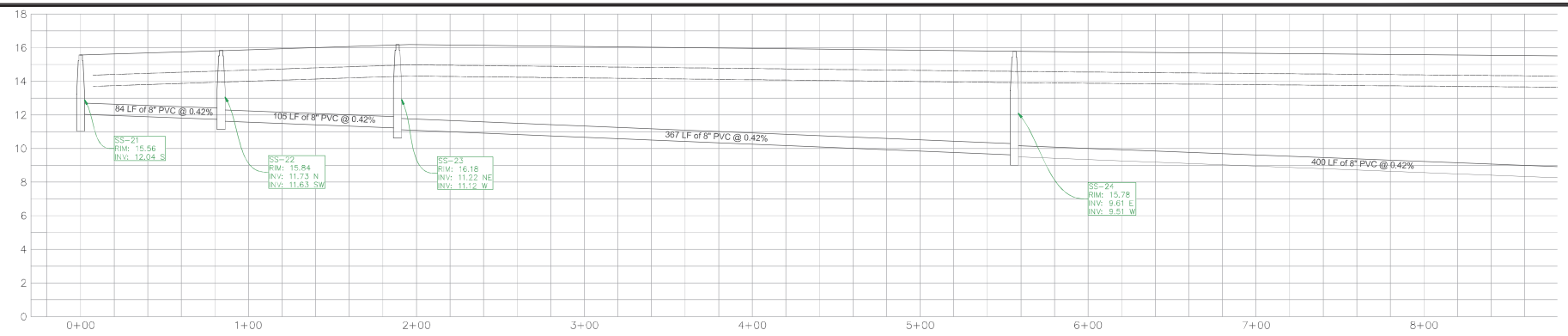

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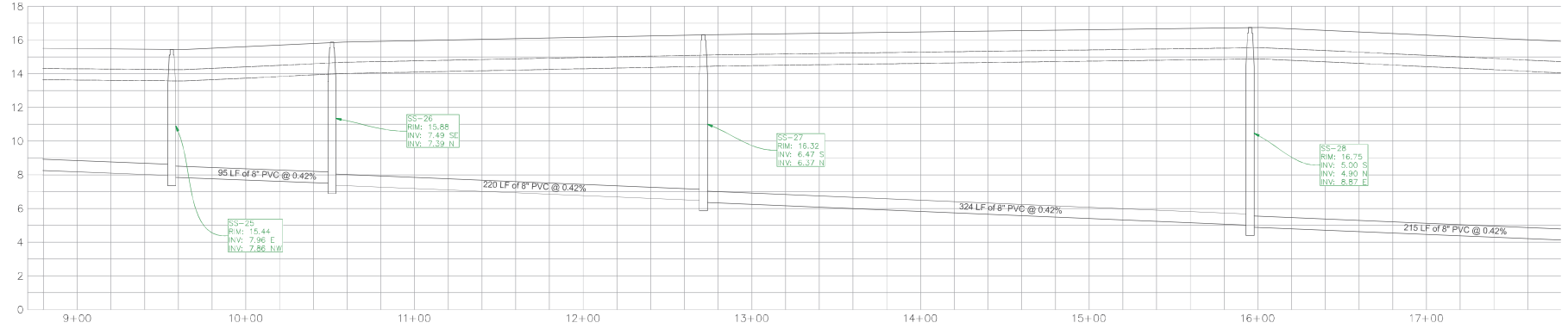

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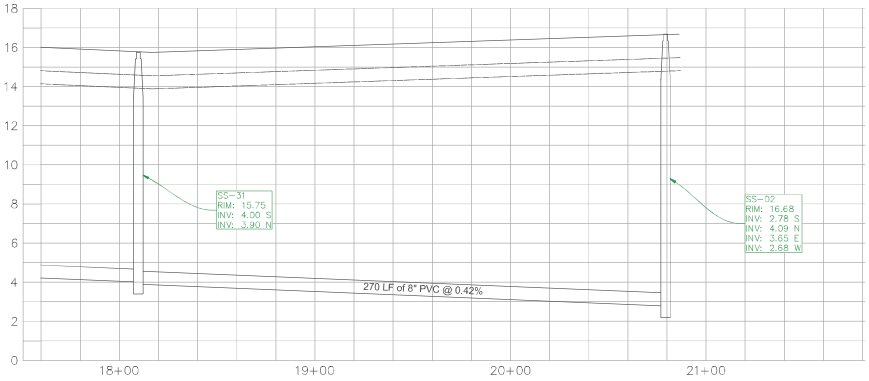

HARMONY CIRCLE SOUTH - PROFILE 17+60.00 TO 21+00.00

SCALE 1:30

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY PROFILES

DRAWN BY: DCC

CHECKED BY:

APPROVED BY:

SCALE: SEE SHEET

PROJ. NO. 24-1600

DATE 10-02-2024

SHEET NO.

C-6.7

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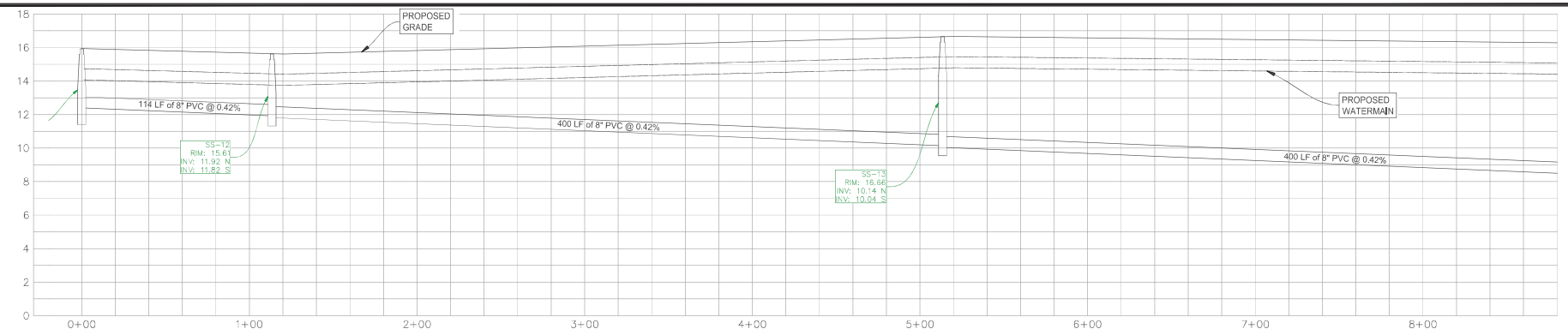

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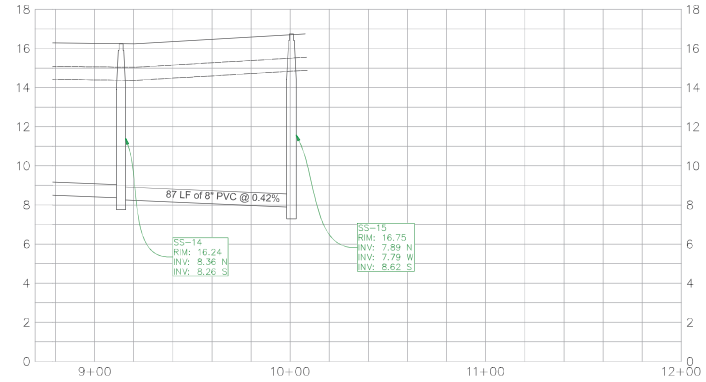

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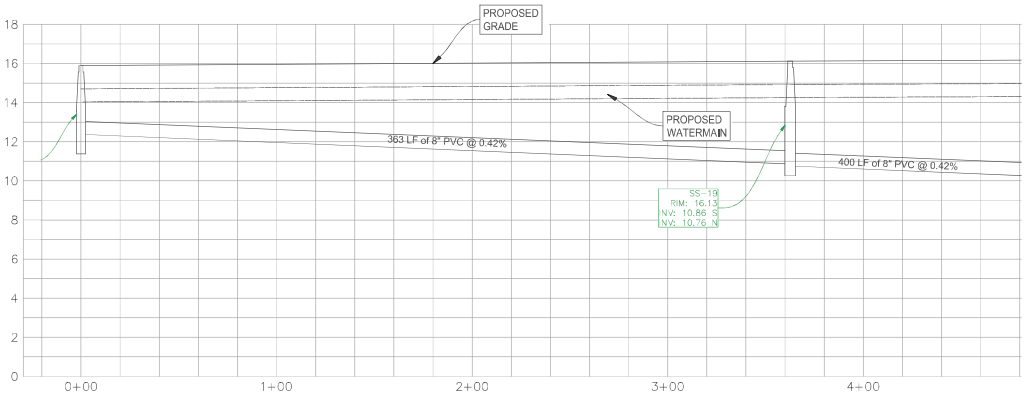

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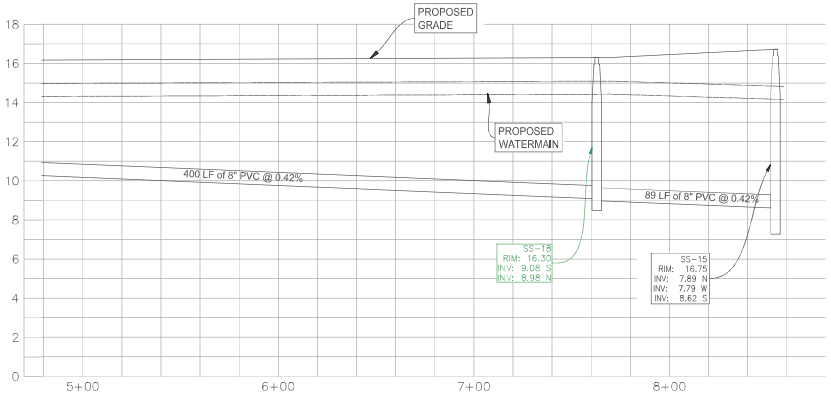
SCALE 1:30



HARMONY CIRCLE EAST - PROFILE 4+80.00 TO 8+40.00

SCALE 1:30

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PEIRCE, FL 34981

THIS SHEET: UTILITY PROFILES

DRAWN BY: DCC

CHECKED BY:

APPROVED BY:

SCALE: SEE SHEET

PROJ. NO. 24-1600

DATE 10-02-2024

SHEET NO.

C-6.8

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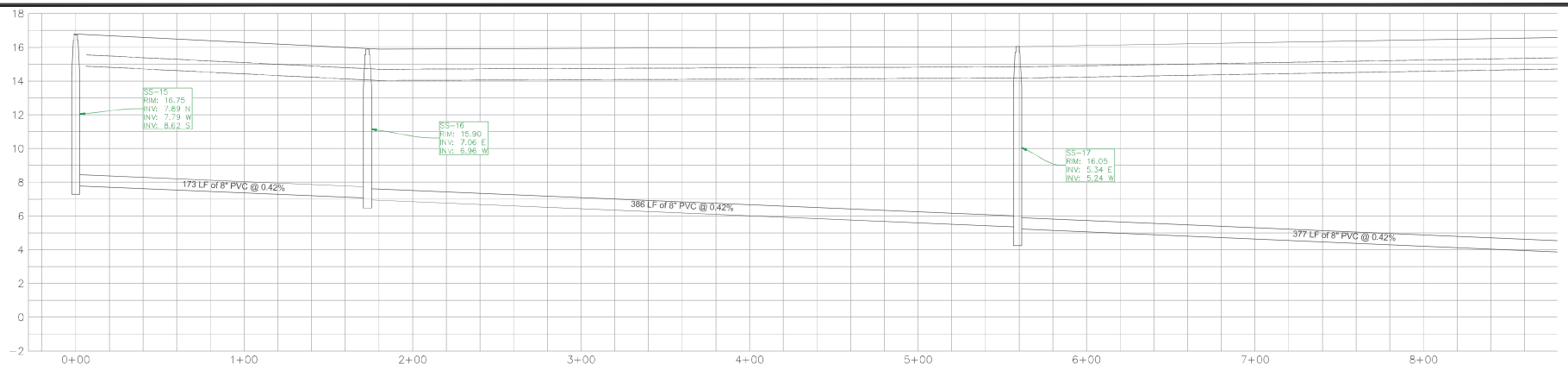

SYMPHONY LAKES BLVD. - PROFILE 0+00.00 TO 8+80.00

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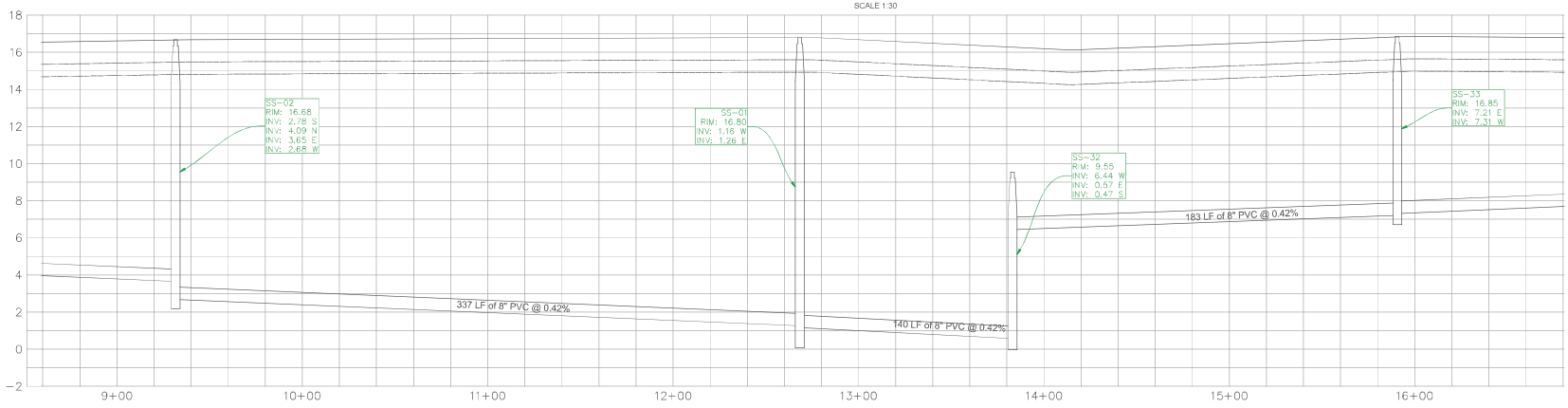

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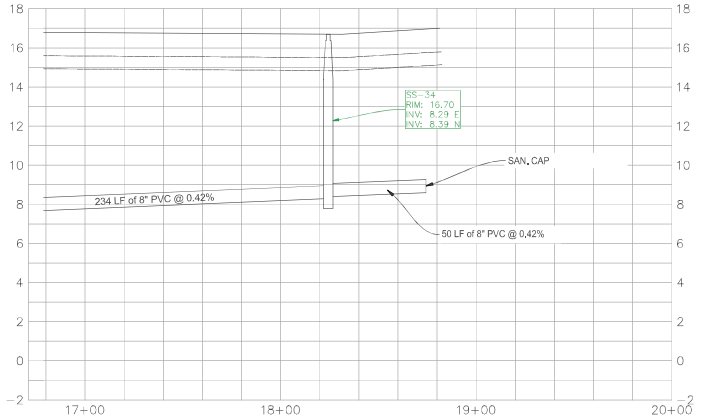
SCALE 1:30



SYMPHONY LAKES BLVD. - PROFILE 16+80.00 TO 18+80.00

SCALE 1:30

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET	UTILITY PROFILES
DRAWN BY	DCC
CHECKED BY	
APPROVED BY	
SCALE	SEE SHEET

PROJ. NO.	24-1600
DATE	10-02-2024
SHEET NO.	C-6.9

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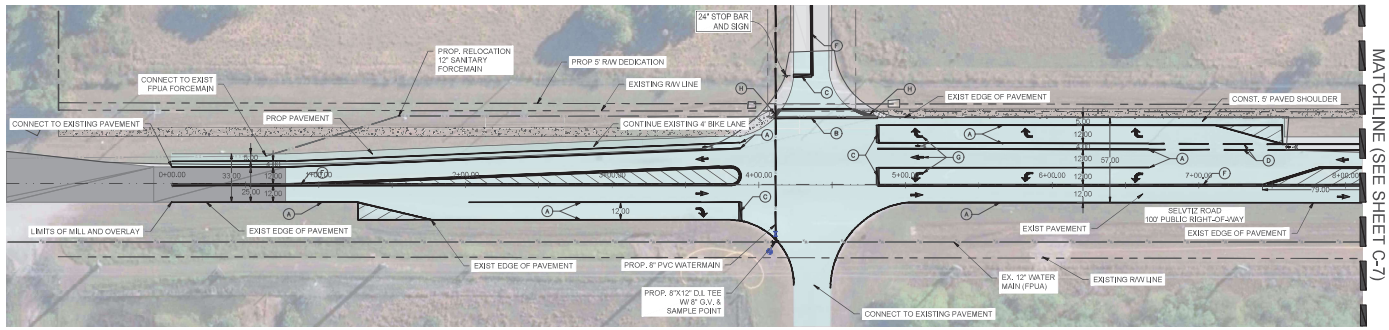
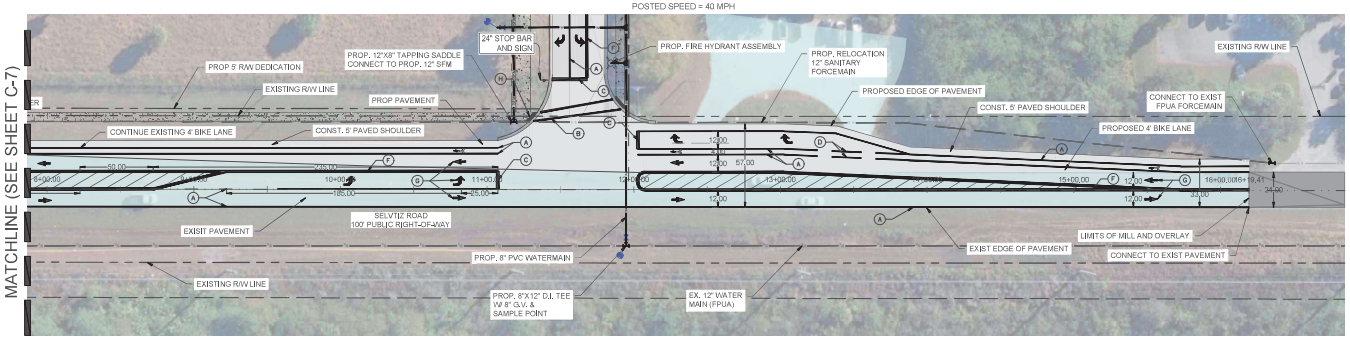


SELVITZ ROAD IMPROVEMENTS STA 0+00 TO 8+00

SCALE: 1" = 40'
DESIGN SPEED = 40 MPH
POSTED SPEED = 40 MPH



SELVITZ ROAD IMPROVEMENTS STA 8+00 TO 16+20

SCALE: 1" = 40'
DESIGN SPEED = 40 MPH
POSTED SPEED = 40 MPH

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- 16.80 — PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- 17.00 — EXISTING TOPOGRAPHY LINE
- S — PROPOSED SANITARY SEWER MAIN
- W — PROPOSED WATER MAIN
- SFM — PROPOSED SANITARY FORCE MAIN
- SFM — EXISTING CoFP SANITARY FORCE MAIN
- W_x — EXISTING CoFP WATERMAIN MAIN

DEAD END W14-1 — W2-1

STOP R1-1 — W11-2 PEDESTRIAN SIGN

KEY:
A = 6" SOLID WHITE
B = 12" SOLID WHITE
C = 24" SOLID WHITE
D = 6" SKIP WHITE TYPE (6-10')
E = 6" SOLID YELLOW
F = 6" DOUBLE YELLOW
G = RPM MONO DIRECTIONAL WHITE/CLEAR
H = CURB RAMP AND TACTILE SURFACE PER FDOT 522-002

NOTES:
1. ALL EXCAVATION/BACKFILLING AND COMPACTION OF SOILS THAT IS PERFORMED LESS THAN ONE FOOT ABOVE THE SHGWT WITHIN THE R/W MUST BE ACCOMPLISHED WITH A WELL-POINT DEWATERING SYSTEM.
2. ALL CURB RAMPS TO ADHERE TO FDOT INDEX 522-002.
3. 2' TACTILE SURFACE IS REQUIRED ON ALL SIDEWALK CONNECTIONS WHERE SIDEWALK MEETS EDGE OF PAVEMENT.
4. RAISED PAVEMENT MARKERS TO BE INSTALLED PER FDOT INDEX 706-001 (DETAIL THIS SHEET), UNLESS DOUBLE YELLOW STRIPING, DOUBLE YELLOW STRIPING SHALL CONTAIN AMBER RPMS BETWEEN THE YELLOW LINES AT 40' SPACING.
5. ALL IMPACTED TO THE RIGHT OF WAY SHALL BE SODDED WITHIN THREE (3) DAYS OF FINAL GRADING

SELVITS RD PAVING SECTION:

1. TYPE SP-9.5 (SUPERPAVE) ASPHALTIC CONCRETE 1" MIN. THICKNESS.
2. TYPE SP-12.5 (SUPERPAVE) ASPHALTIC CONCRETE 1-1/2" MIN. THICKNESS
3. COQUINA BASE 8" MIN. THICKNESS COMPACTED TO 98% OF MAX. DENSITY PER AASHTO T-180.
4. TYPE "B" STABILIZED SUBGRADE (MIN. LBR 40) HOMOGENEOUSLY MIXED TO A 12" MIN. THICKNESS, COMPACTED 98% MAX. DENSITY PER AASHTO T-180.

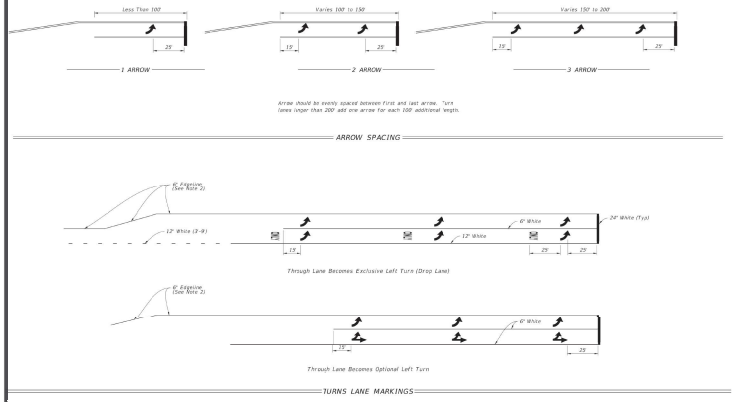
ALTERNATE SECTION:
1. SAME AS ABOVE
2. SAME AS ABOVE
3. COQUINA BASE 14" MIN. THICKNESS COMPACTED TO 98% OF MAX. DENSITY PER AASHTO T-180.
4. COMPACTED SUBGRADE TO 98% MAX. DENSITY PER AASHTO T-180.

STABILIZED SHOULDER:
1. TYPE "B" STABILIZED SUBGRADE (MIN. LBR 40) HOMOGENEOUSLY MIXED TO A 8" MIN. THICKNESS, COMPACTED 98% MAX. DENSITY PER AASHTO T-180, TO BE PER FDOT INDEX #105.

DRAINAGE AND GRADING NOTES:

1. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.
2. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF CITY OF FORT PEIRCE AND THE VARIOUS APPLICABLE UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES TO REQUEST EXACT FIELD LOCATION OF UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
5. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
6. THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL REQUIRED SITE STORM WATER RUNOFF AND DISCHARGE INTO AN APPROVED STORM WATER SYSTEM. CONTRACTOR SHALL NOTIFY ENGINEER, SHOULD THE ADJACENT PROPERTY GRADES VARY FROM THOSE SHOWN ON THE PLAN AND CHANGE THE INTENT OF STORM WATER DESIGN.
7. ONSITE EXCAVATED MATERIAL TO BE USED FOR ONSITE PURPOSES ONLY. IF MATERIAL IS TO BE HAULED OFFSITE, MINING PERMIT MAY BE REQUIRED. CONTRACTOR TO CONTACT ENGINEER OF RECORD IF MATERIAL IS TO BE HAULED OFFSITE.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
9. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
12. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
13. ALL DISTURBED AREAS ARE TO BE SODDED AND/OR STABILIZED. CONTRACTOR SHALL RE-GRADE RAINFALL WASHOUTS WHERE THEY OCCUR UNTIL ADEQUATE STABILIZATION OCCURS.
14. ALL SLOPES OF LAKE BANKS SHALL BE SODDED WITH FLORATAM

FLOOD ZONE:
THE SUBJECTED PROPERTY IS LOCATED IN FLOOD ZONE "X" PER F.I.R.M. PANEL NO. 1206C0114J, DATED 01/29/2023



FDOT INDEX 711-011, ARROW SPACING AND TURN LANE MARKING
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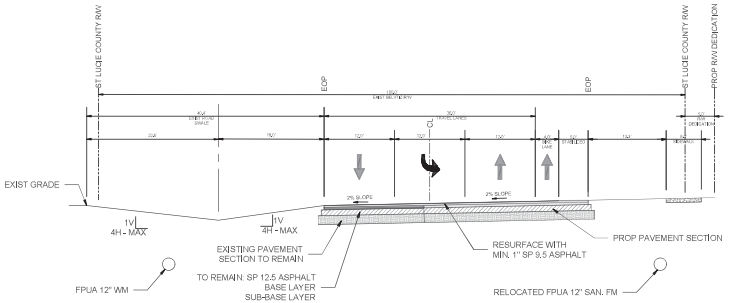

TYPICAL ROADWAY SECTION (SELVITZ ROAD)
SCALE: NTS

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COMMENTS | DATE | ISSUE

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

TITLE SHEET: OFFSITE IMPROVEMENTS (SELVITZ RD.)
DRAWN BY: DCC
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-7

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-3 PAVING, GRADING, AND DRAINAGE DETAILS.dwg
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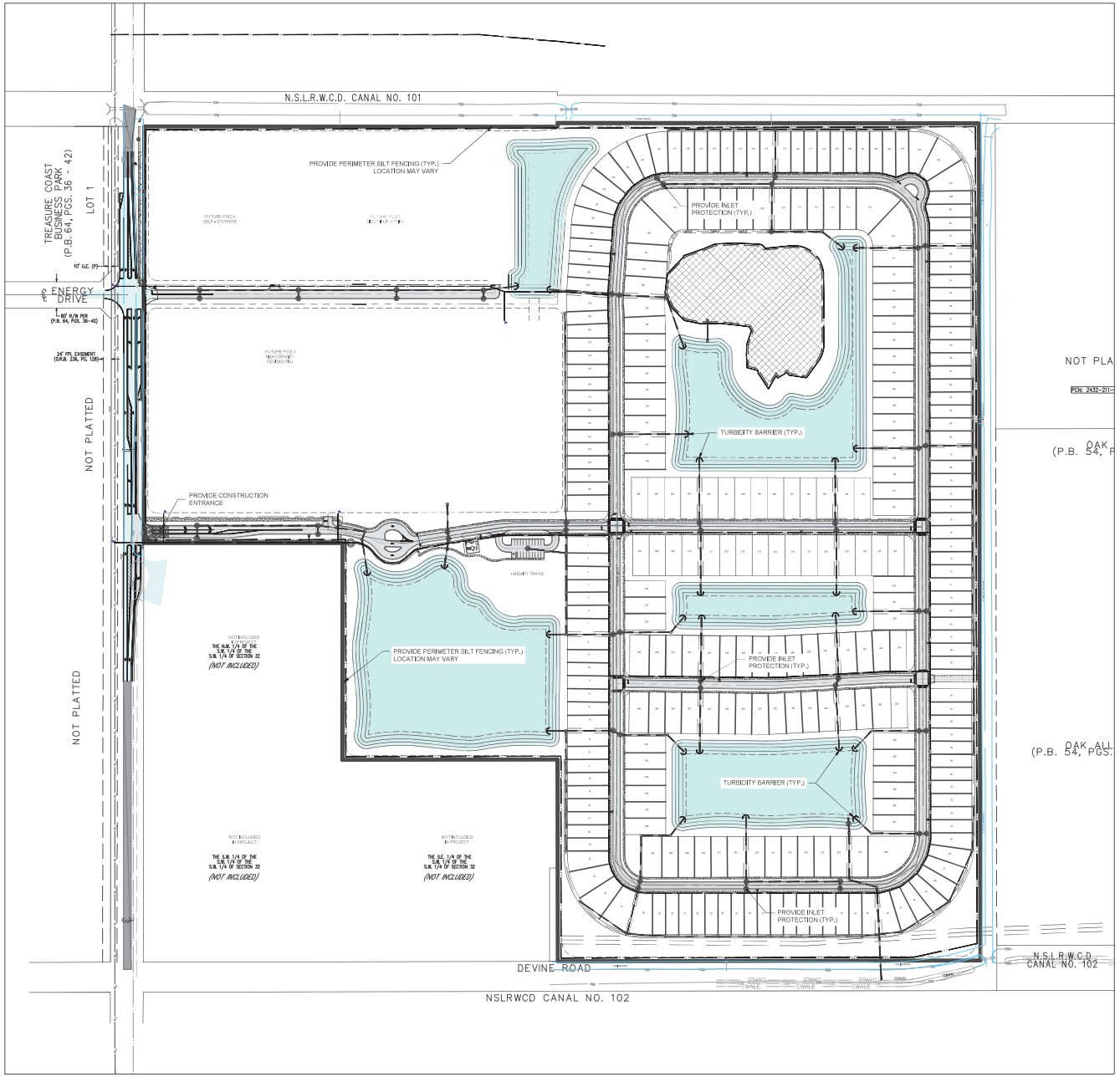

N

0 125 250 500 Feet

1" = 250'

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINES
- PROPOSED UTILITY/DRAINAGE EASEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED STORMWATER PIPE
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE / TURBIDITY CURTAIN

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES.
2. TRANSFORMER AND UTILITY CONDUIT PLACEMENT & ELEVATION TO BE COORDINATED WITH FORT PIERCE UTILITIES AUTHORITY (FPUA) AND OWNER.
3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND INVERTS OF ALL UTILITIES. NOTIFY E.O.R. OF ANY DISCREPANCIES.
4. ALL PIPE ELEVATIONS SHALL BE FIELD VERIFIED BEFORE COMMENCEMENT.
5. ALL PROPOSED AND EXISTING UTILITIES SHALL MAINTAIN MIN. COVER REQUIREMENTS OF FORT PIERCE UTILITIES AUTHORITY (FPUA)
6. SOD ALL DISTURBED AREAS.
7. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE COUNTY'S RIGHT-OF-WAY.
8. TRUCKS ENTERING ROADWAY" SIGN SHALL NE INSTALLED FACING BOTH DIRECTIONS IN ADVANCED OF CONSTRUCTION ACCESS. MUTCD STANDARDS
9. CONTRACTOR TO PROVIDED INLET PROTECTIONS WHERE NECESSARY FOR EACH PHASE OF CONSTRUCTION. REFER TO SHEET C-8 & C-9 FOR DETAILS

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ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: STORMWATER POLLUTION PREVENTION & EROSION CONTROL PLAN
DRAWN BY: DCC
DESIGNED BY: JWM
CHECKED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-8

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-15 STORMWATER POLLUTION PREVENTION & EROSION CONTROL PLAN.dwg
TIME: 5:17 PM

FILE: C:\Users\devin\Mills, Short & Associates\Common - Documents_Projects\24-1600 Selvitz Road\CADD\Civil Sheets\C-16 STORMWATER POLLUTION PREVENTION & EROSION CONTROL.dwg TIME: 5:17 PM

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.

2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.

3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.

4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.

6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.

7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.

8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.

10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.

11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.

13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.

14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.

15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.

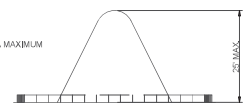
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.

17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

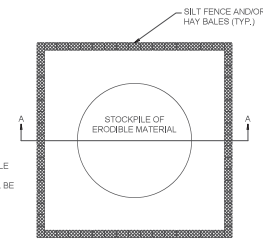
18. NOI TO BE POSTED ON SITE.

19. DEWATERING ACTIVITIES:
- A - DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
- B - CONTRACTOR MUST HAVE A TRANSFERABLE SURWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING".
- C - NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
- D - NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.

NOTE:
ALL STOCKPILES SHALL BE A MAXIMUM OF 25' HIGH.



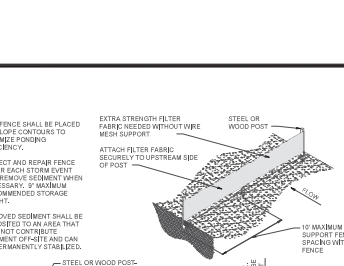
SECTION A-A



NOTE:
FOR STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS. THE AREA SHALL BE SEEDED AND MULCHED.

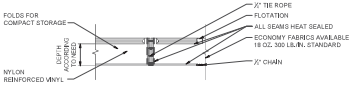
SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL-N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY, 5" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



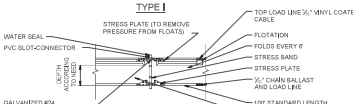
TRENCH DETAIL — INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE-N.T.S.



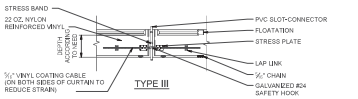
TYPE I

TYPE L DOT FOR WATERS WITH LOW CURRENTS (NO MORE THAN ONE FOOT PER SECOND) AND LIGHT WINDS: LAKES, PONDS, SMALL STREAMS, MARSHES. FLEXIBLE TOP FLOTATION SECTION WITH ENCAPSULATED EPS FOAM FLOTATION LOGS (6"X6"X4')



TYPE II

TYPE 2, DOT FOR HIGHER CURRENT WATERS (UP TO FIVE FEET PER SECOND): DEEPER LAKES, STREAMS, INTERCOASTAL AND TIDAL AREAS. INCLUDES AN ENCAPSULATED STEEL LOAD CABLE ALONG TOP OF BARRIER AND 8'X8'X4' FLOTATION LOGS. WEAR STRESS POINTS ARE REINFORCED WITH SHIELDS.

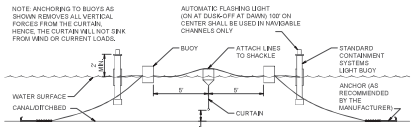


TYPE III

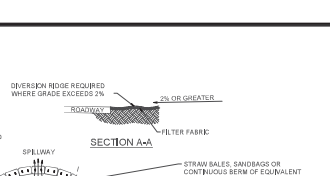
TYPE 3, DOT IS SIMILAR TO TYPE 2, DOT EXCEPT THAT POLYPROPYLENE FILTER FABRIC IS PERMANENTLY INSERTED INTO THE BARRIER SKIRT TO MEET SOME STATE'S SPECIFICATIONS.



BLOW-UP OF SHACKLE CONNECTION

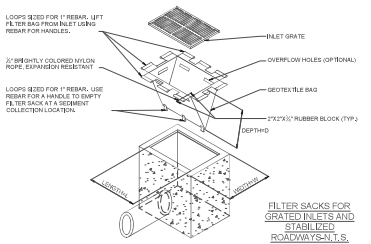


ORIENTATION WHEN INSTALLED (TIDAL SITUATION-TYPE III)-N.T.S.

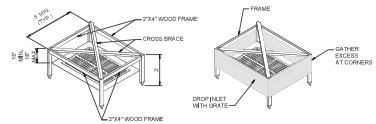


NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

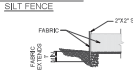
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT-N.T.S.



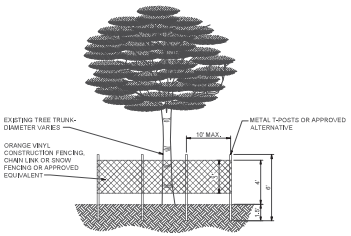
FILTER SACKS FOR GRATED INLETS AND STABILIZED ROADWAYS-N.T.S.



VIEW OF FRAME WITHOUT SILT FENCE — VIEW OF FRAME WITH SILT FENCE

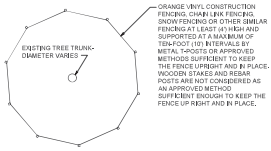


SILT FENCE INLET PROTECTION-N.T.S.



ELEVATION

NOTES:
1. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
2. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
3. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
4. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TREES OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
5. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL AT TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.

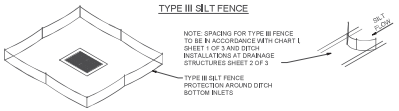


PLAN

PROTECTIVE FENCING FOR TREES-N.T.S.

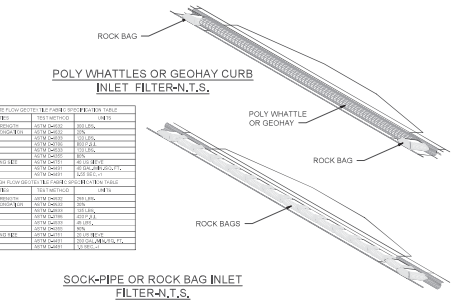
NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE



DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS-N.T.S.



POLY WHATTLES OR GEOHAY CURB INLET FILTER-N.T.S.

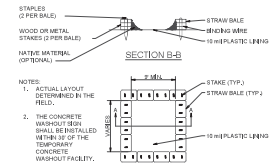
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4632	300 LBS.
GRAB TENSILE ELONGATION	ASTM D4632	30%
MULLEN BURST	ASTM D3786	600 PSI
PUNCTURE	ASTM D4833	120 LBS.
TRAPEZOID TEAR	ASTM D4533	120 LBS.
UV RESISTANCE	ASTM D4355	90%
APPARENT OPENING SIZE	ASTM D4751	40 US SIEVE
FLOW RATE	ASTM D4491	80 GAL./MIN./SQ.FT.
PERMITTIVITY	ASTM D4491	1.0 SEC.-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4632	700 LBS.
GRAB TENSILE ELONGATION	ASTM D4632	30%
PUNCTURE	ASTM D4833	130 LBS.
MULLEN BURST	ASTM D3786	400 PSI
TRAPEZOID TEAR	ASTM D4533	250 LBS.
UV RESISTANCE	ASTM D4355	90%
APPARENT OPENING SIZE	ASTM D4751	20 US SIEVE
FLOW RATE	ASTM D4491	200 GAL./MIN./SQ.FT.
PERMITTIVITY	ASTM D4491	1.0 SEC.-1

SOCK-PIPE OR ROCK BAG INLET FILTER-N.T.S.



TYPE 'ABOVE GRADE' WITH STRAW BALES

CONCRETE & STUCCO WASTE MANAGEMENT-N.T.S.

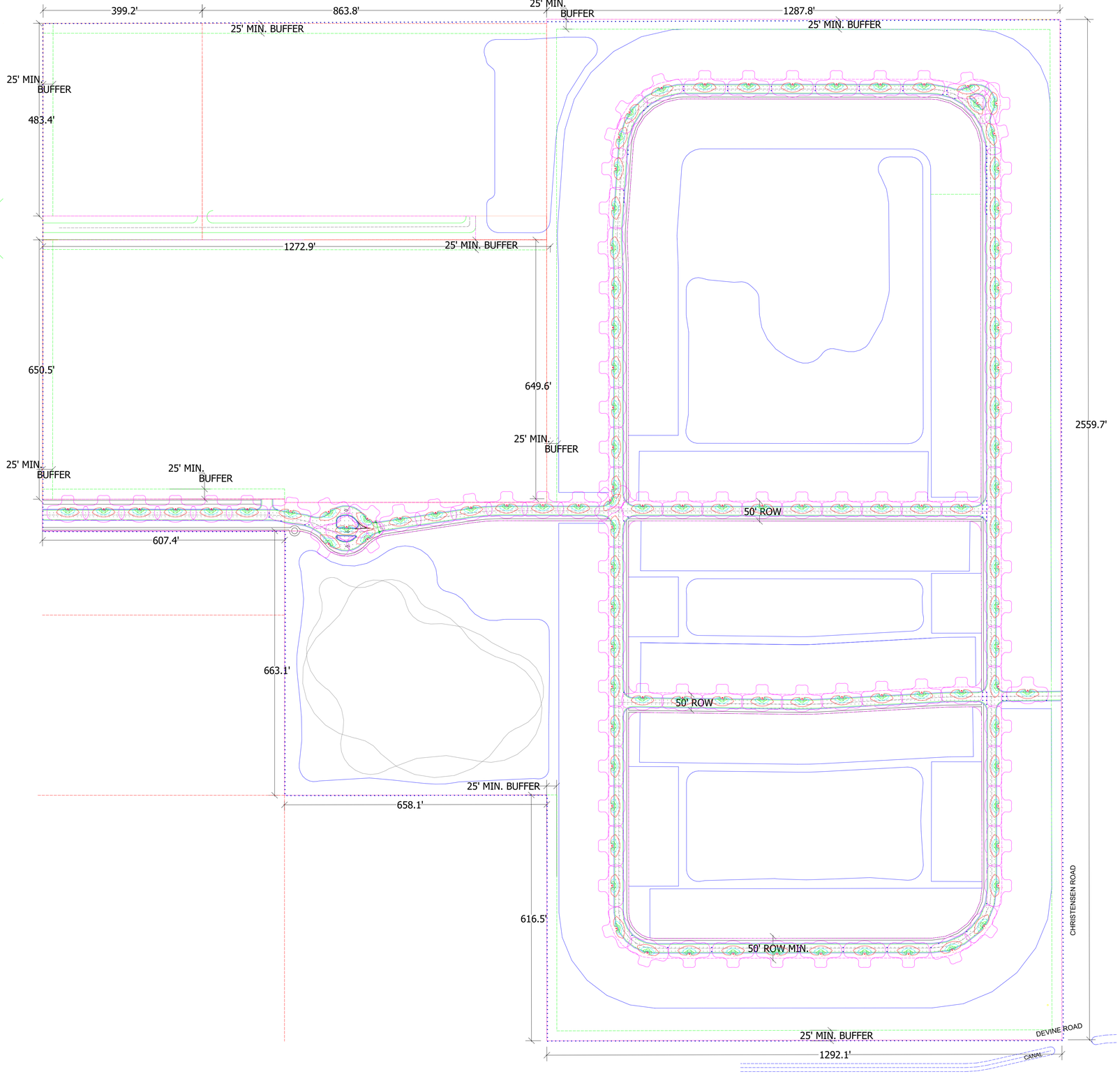
Mills, Short & Associates
WEBSITE: www.JMillsShortAssociates.com
PHONE: 772.226.7262
C.A.# 30698
700 22nd Place, Suite 2020
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

SYMPHONY LAKES
SELVITZ ROAD
CITY OF FORT PIERCE, FL 34981

THIS SHEET: STORMWATER POLLUTION PREVENTION & EROSION CONTROL DETAILS
DESIGNED BY: DCC
DRAWN BY: JWM
CHECKED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-1600
DATE 10-02-2024
SHEET NO. C-9



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	99	P	Single	Crystal Lighting CLP-ACRN-CG1-XX-XX-LLA-20CLED-T3-XX-MV-XX	0.900	3821	25	2475

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Lanes	Illuminance	Fc	1.01	3.6	0.1	10.10	36.00
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.





CLP-ACRN architectural LED Fixture, suitable for wet locations. Perfect for lighting up Residential Exteriors, Walkways, Perimeters, School Campuses, Industrial / Commercial Spaces, Parking Lots, Recreational Parks. This fixture has a wide light distribution.
- 10 year/100,000 hour limited warranty.

Features.
-Energy Savings: Over 66% compared to HID light sources.
-Improved lumen maintenance.
-High efficient LED's.
-Operating temperatures: -30°C ~ 60°C.
-Driver: Constant current, 120-277v, 50/60Hz, 480v (Optional).
-10Kv Surge Protector. (standard).
-0-10Dimming, Occupancy Sensors, Photo Cell and Wireless Controls capable (optional).
-Operating Life: >200,000 hours

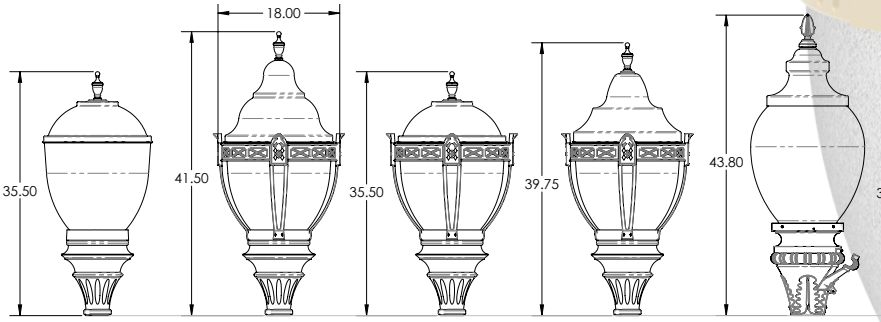
Construction.
-Housing is Heavy-Duty Cast Aluminum Base.
-Powder Coat Bronze Finish (Standard). Various colors available (custom).
-Clear Acrylic Lens (Standard), Clear Polycarbonate Lens (optional).
-Silicone Gasket to prevent leakage and provide weather-tight protection.

Mounting.
-Fitters 1, 2, 3, 4, 5 and 7 Over 3"O.D Tenon or Pole (Standard).
- Fitter 2L over 4OD Tenon or Pole (Standard).
- Fitter 6 over 5 OD. Tenon or Pole (Standard).
Adapter is Required for other mountings.

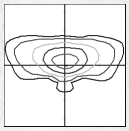
Light Distribution.
-Type 5 or Type 3 (Per Order)

EPA	2.3
Weight	22LBS

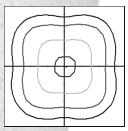
Average Height and Diameter



Optic Distributions



Type 3 (T3)



Type 5 (T5)

Example: CLP-ACRN-CG1-FT1-TP1-LLA-40CLED-T3-30K-MV-BLK-PC

Cat #	Cage	Fitter	Hard Top	Lens	Wattage	Light Dist.	Color Temp.	Voltage	Finish	Options
CLP-ACRN										
CLP-Acorn **(CLP-ACRN)**	Cage 1 **(CG1)** Lens D or Lens A-L only Cage 2 **(CG2)**	Fitter 1 **(FT1)** Fitter 2 **(FT2)** *Fitter 2 Large **(FT2L)** *Lens E 9"OD Base *MNT over 4"OD Fitter 3 **(FT3)** Fitter 4 **(FT4)** Fitter 5 **(FT5)** **Fitter 6 **(FT6)** **MNT over 5"OD Fitter 7 **(FT7)**	Lens A-L only Top 1 **(TP1)** Top 2 **(TP2)** Top 3 **(TP3)** Lens A-S, B or D only Top 1-S **(TP1-S)** Lens E only Top 4 **(TP4)**	Acrylic Lens. Large Lens A **(LLA)** Small Lens A **(SLA)** Lens B **(LB)** Lens D **(LD)** Lens E **(LE)**	20W **(20CLED)** 40W **(40CLED)** 50W **(50CLED)** 60W **(60CLED)** 80W **(80CLED)**	Type 3 **(T3)** Type 5 **(T5)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277V **(MV)** 480V **(HV)**	Black **(BLK)** White **(WHT)** Silver **(SLR)** Bronze **(BRZ)** Graphite **(GPH)** Custom **(CST)**	Occupancy Sensor **(OCC)** Buttom Photo Cell **(PC)** 7Pin Photocell Receptacle & Shoring Cap **(7PCR)** (Hard Top Only) Wireless Control **(WC)**



Hard Top 1



Hard Top 1-S



Hard Top 2



Hard Top 3



Hard Top 4



Lens A-S



Lens A-L



Lens B



Lens D



Lens E



Fitter 1



Fitter 2



Fitter 2L



Fitter 3



Fitter 4



Fitter 5



Fitter 6



Fitter 7



Cage 1



Cage 2



Finial 1



Finial 2

Cat #	Input Power	Lumen Output	LPW	Color Temp. (CCT)	CRI	Rated Life (L70)	Imput Voltage	HID Equivalent
CLP-ACRN-20CLED	25W	3,680	184	5000K	70+	>200,000	120-277V	50W MH
CLP-ACRN-40CLED	45W	6,492	162	5000K	70+	>200,000	120-277V	150W MH
CLP-ACRN-50CLED	55W	7,780	155	5000K	70+	>200,000	120-277V	250W MH
CLP-ACRN-60CLED	65W	8,539	142	5000K	70+	>200,000	120-277V	175W PSMH
CLP-ACRN-80CLED	85W	9,590	119	5000K	70+	>200,000	120-277V	250W PSMH

Proudly Manufactured and Assembled in the USA

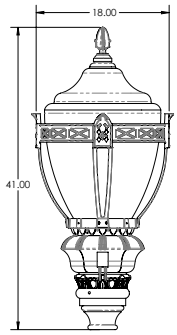


Anaheim Architectural LED Luminaire, suitable for wet locations. Perfect for lighting up Historical Buildings, Parks or Streets, Perimeters, Residential Exteriors, Walkways, or Perimeters, School Campuses, Industrial or Commercial Spaces, Parking Lots, Recreational Parks. This fixture has a wide light distribution.
- 10 year/100,000 hour limited warranty.

Construction.
-Housing is Heavy-Duty Cast Aluminum Base.
-Powder Coat Bronze Finish (Standard). Various colors available (custom).
-Clear Acrylic Lens (Standard), Clear Polycarbonate Lens (optional).
-Silicone Gasket to prevent leakage and provide weather-tight protection.
Mounting.
-3"O.D Tenon or Pole (Standard), Adapter is Required for other mountings.
Light Distribution.
-Type 5 or Type 3 (Per Order)

Cat #	Input Power	Lumen Output	LPW	Color Temp. (CCT)	CRI	Rated Life (L70)	Imput Voltage	HID Equivalent
CLP-ACRN-20CLED	25W	3,680	184	5000K	70+	>200,000	120-277V	50W MH
CLP-ACRN-40CLED	45W	6,492	162	5000K	70+	>200,000	120-277V	150W MH
CLP-ACRN-50CLED	55W	7,780	155	5000K	70+	>200,000	120-277V	250W MH
CLP-ACRN-60CLED	65W	8,539	142	5000K	70+	>200,000	120-277V	175W PSMH
CLP-ACRN-80CLED	85W	9,590	119	5000K	70+	>200,000	120-277V	250W PSMH

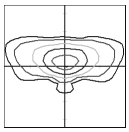
Average Height and Diameter



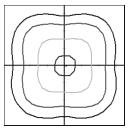


EPA	2.3
Weight	22LBS

Optic Distributions



Type 3 (T3)



Type 5 (T5)

Example: ANHM-40CLED-T3-30K-MV-BLK-PC

Cat #	Wattage	Light Dist.	Color Temp.	Voltage	Finish	Options
ANHM						
Anaheim **(ANHM)**	20W **(20CLED)** 40W **(40CLED)** 50W **(50CLED)** 60W **(60CLED)** 80W **(80CLED)**	Type 3 **(T3)** Type 5 **(T5)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277V **(MV)** 480V **(HV)**	Black **(BLK)** White **(WHT)** Silver **(SLR)** Bronze **(BRZ)** Graphite **(GPH)** Custom **(CST)**	Occupancy Sensor **(OCC)** Buttom Photo Cell **(PC)** 7Pin Photocell Receptacle & Shoring Cap **(7PCR)** Wireless Control **(WC)**



MADE IN USA

Galveston Architectural LED Luminaire, suitable for wet locations. Perfect for lighting up Historical Buildings, Parks or Streets, Perimeters, Residential Exteriors, Walkways, or Perimeters, School Campuses, Industrial or Commercial Spaces, Parking Lots, Recreational Parks. This fixture has a wide light distribution.
- 10 year/100,000 hour limited warranty.

Construction.
-Housing is Heavy-Duty Cast Aluminum Base.
-Powder Coat Bronze Finish (Standard). Various colors available (custom).
-Clear Acrylic Lens (Standard), Clear Polycarbonate Lens (optional).
-Silicone Gasket to prevent leakage and provide weather-tight protection.
Mounting: 3.5"O.D Tenon or Pole (Standard), Adapter is Required for other mountings.
Light Distribution. Type 5 od Type 3 (Per Order)

Top Options



LA



LA-HT1



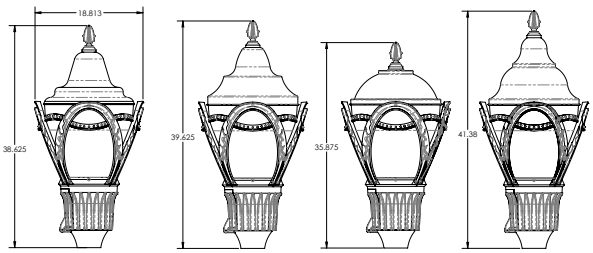
LA-HT2



LA-HT3

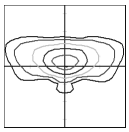
Cat #	Input Power	Lumen Output	LPW	Color Temp. (CCT)	CRI	Rated Life (L70)	Imput Voltage	HID Equivalent
CLP-ACRN-20CLED	25W	3,680	184	5000K	70+	>200,000	120-277V	50W MH
CLP-ACRN-40CLED	45W	6,492	162	5000K	70+	>200,000	120-277V	150W MH
CLP-ACRN-50CLED	55W	7,780	155	5000K	70+	>200,000	120-277V	250W MH
CLP-ACRN-60CLED	65W	8,539	142	5000K	70+	>200,000	120-277V	175W PSMH
CLP-ACRN-80CLED	85W	9,590	119	5000K	70+	>200,000	120-277V	250W PSMH

Average Height and Diameter

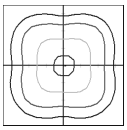


EPA	2.3
Weight	22LBS

Optic Distributions



Type 3 (T3)



Type 5 (T5)

Example: GLVTN-TP1-LLA-FNL2-40CLED-T3-30K-MV-BLK-PC

Cat #	Hard Top	Lens/ Finial	Wattage	Light Dist.	Color Temp.	Voltage	Finish	Options
GLVTN								
Galveston **(GLVTN)**	No HT **(NHT)** Top 1 **(TP1)** Top 2 **(TP2)** Top 3 **(TP3)** *Lens A-L only	Large Lens A **(LLA)** **Finial** Finial 2 **(FNL2)** No Finial **(NFNL)**	20W **(20CLED)** 40W **(40CLED)** 50W **(50CLED)** 60W **(60CLED)** 80W **(80CLED)**	Type 3 **(T3)** Type 5 **(T5)**	3000K **(30K)** 4000K **(40K)** 5000K **(50K)**	120-277V **(MV)** 480V **(HV)**	Black **(BLK)** White **(WHT)** Silver **(SLR)** Bronze **(BRZ)** Graphite **(GPH)** Custom **(CST)**	Occupancy Sensor **(OCC)** Buttom Photo Cell **(PC)** 7Pin Photocell Receptacle & Shoring Cap **(7PCR)** (Hard Top Only) Wireless Control **(WC)**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 4300 Selvitz Rd

Parcel ID #(s) 2432-343-0001-00-4; 2432-211-0005-000-6; 2432-211-0006-000-3

Project description Residential Single-family development

Selvitz I - II - III LLC	Cotleur & Hearing
Property Owner(s)	**Applicant/Representative, Title, Company**
631 US Highway One, Suite 409	1934 Commerce Ln, Ste 1
Street Address	Street Address
North Palm Beach FL 33408	Jupiter FL 33458
City State Zip	City State Zip
561-653-1104	561-747-6336
Phone Number	Phone Number
ds@usrex.com	dsorrow@cotleur-hearing.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

11/6/24

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
For more information, please refer to the website:
https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Revi

Design Review Application Checklist
(City Code of Ordinances 125-314)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 125-313.
c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Architectural Drawings
Symphony Lakes
40’ – 50’ Lots
Examples

Note: These colored renderings are for illustrative purposes of what could be constructed in a neighborhood such as this one. These are not the final product. The final products will be determined depending on the builder selected and will be compliant with the lot dimensions approved in the PD plan.



Exterior A

A traditional-inspired exterior with a low-hipped roof design, architectural accents and arched entryway



Exterior B

A coastal-inspired exterior with a Dutch-gable roof design, stucco finish and charming window shutters



Exterior A

A coastal-inspired exterior with Dutch-gable rooflines, stucco finish and a columned entrance



Exterior B

A ranch-inspired exterior with a low-hipped roof design, decorative trim and an arched entryway along the front porch



Exterior A

An American-inspired exterior with overlapping gable rooflines, decorative brackets and an archway along the front porch



Exterior B

A ranch-inspired exterior with a low-hipped roof design, stucco finish and a columned front porch



Exterior A

A coastal-inspired exterior with a Dutch-gable roofline, stucco finish, modern trim and a columned portico



Exterior B

A contemporary-inspired exterior with open gable rooflines, architectural accents and a covered portico



Exterior A

A coastal-inspired exterior with double open gable rooflines, stucco finish and board-and-batten window shutters



Exterior B

A ranch-inspired exterior with a low-hipped roof design, stucco finish, architectural accents and a decorative archway

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

December 4, 2024

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Utilities Water and Wastewater

Please see the attached architectural items listed as items 12a through 12e as part of the submittal material, detailing various architecture components for the proposed single-family residential pod.

If you have any questions, please do not hesitate to contact me at dsorrow@cotleur-hearing.com or 561-747-6336.

Sincerely,



Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

November 8, 2024

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Color Board

Please accept this letter in lieu of a color board for the proposed single-family lots. Colored renderings of architectural elevations are being provided in this submittal for illustrative purposes of what may be constructed, depending on the builder that is ultimately selected for this neighborhood.

If you have any questions, please do not hesitate to contact me at dsorrow@cotleur-hearing.com or 561-747-6336.

Sincerely,



Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Cotleur & Hearing

LC26000535

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November 8, 2024

Vennis Gilmore
Planning Department
100 North US 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Floorplans

Please accept this letter in lieu of floorplans for the proposed single-family lots. Colored renderings of architectural elevations are being provided in this submittal for illustrative purposes of what may be constructed, depending on the builder that is ultimately selected for this neighborhood. However, the builder has not been determined, thus floorplans are not available for the single-family lots.

If you have any questions, please do not hesitate to contact me at dsorrow@cotleur-hearing.com or 561-747-6336.

Sincerely,



Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
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561.747.6336 561.747.1377

November 8, 2024

Planning Department
City of Fort Pierce
100 N US Hwy 1
Fort Pierce, FL 34950

Subject: Symphony Lakes (AKA Selvitz Mixed Use)

Application: Pod 1 Site Plan

Subject: Design Review Narrative

Consistent with the developments created by the applicant, the Symphony Lakes development aims at creating a quality and attainable residential community with some light industrial transitional elements on the northwest corner of the property. As expressed and emphasized throughout the Future Land Use Map Amendment and PD Rezoning applications, this property is surrounded by a variety of uses, ranging from low-density residential to the south and east and high-intensity heavy industrial to the north and west. Therefore, the overall PD site was designed to provide proper transition between these highly differing uses.

As approved in the PD Rezoning conceptual plan, the Pod proposed for Site Plan approval at this time is the single-family development, consisting of 286 single-family lots. The entry to this community is an 80' shared right-of-way, which will also provide access to the high-density multifamily Pod 3 to the north. The gated entry to Pod 1 will feature a landscaped entry sign to promote the feeling of community and a sense of place, in addition to the feeling of safety created by the security feature.

Within the community, residents and guests will first see the lake and amenity center on the right side as they drive into the neighborhood. Once at the residential portion of the community, various architectural elevations will line the streets, providing a dynamic architectural environment showcasing different roof types, window details, arches, and projections. Each building will have their own landscaping at the front lawn, further enhancing the streetscape and character of each home, in addition to the provided street trees. Furthermore, street lights are being provided at a an interval that will ensure safety and visibility during the late hours of the day.

In order to ensure adequate buffering from surrounding properties and to maintain the privacy of existing neighbors to the east, the site is bordered by a landscaped 25' buffer, which includes a berm and fence. The landscape within this berm is designed to be native and diverse, providing a natural-looking vegetated wall. Some of the landscape used in these buffers include Live Oaks Roal Palm, Curved Cabbage Palm, Clusia, Cocoplum, and others. This variety will ensure visibility through this buffer is minimal at every level.

TO: KEV FREEMAN, PLANNING DIRECTOR

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: SYMPHONY LAKES ORD AND DA

CAO RLS FILE: RLS 25-215

DATE: SEPTEMBER 14, 2025

I have reviewed the above Request for Legal Services (RLS) related to a major amendment Ordinance and Planned Development Zoning Agreement (Agreement) for the Symphony Lakes PD. Submitted for review were an Ordinance and an Agreement. I have reviewed both documents and made suggested changes to each, as outlined below. Please review the changes carefully to ensure they are accurate and meet your intent for the project.

Ordinance:

1. The title block lists the acres for the Subject Property as 88.5. The first Whereas Clause, however, lists the acres as 88.05. The title block has been changed to 88.05 consistent with the change the Assistant Planning Director made in Track Changes to the first Whereas Clause and my review of the information included in Agenda Quick for TRC and Planning Board review. If the acres should be 88.5, please make this change in both the title block and the first Whereas Clause.
2. This Ordinance was inconsistent throughout with the title of the site plan, switching between "Final Site Plan for Pod 1" and "Pod 1 Final Site Plan". I have changed this Ordinance throughout to call this site plan the "Pod 1 Final Site Plan" consistent with previous Ordinances and the title included on the site plan Exhibit.
3. The third Whereas Clause has been changed to "Planned Development (PD)" instead of "Planned Unit Development (PUD)" based on the language used in Ordinance 25-038.
4. This Ordinance approves a Final Site Plan representing only a portion of the entire PD. This Office has previously expressed its opinion and position that Final PD approval should not be broken up into multiple site plans and should be done in one site plan. That opinion and position is expressed and reiterated here.
5. Note: In Ordinance 23-058, Condition 11 of the Special Conditions of Development states: The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development. I do not see where this information is

included for the additional phases on the Pod 1 Final Site Plan attached to the Ordinance. The Pod 1 Site Plan includes boxed off additional pods with little to no detail. While I defer to your expertise in this area, I do recommend you review this Condition to ensure compliance.

Agreement:

1. The last Whereas Clause has been changed to more accurately reflect the requirements of the Code.
2. I have included additional Whereas Clauses that are standard in these Agreements related to compliance with the comprehensive plan and land development regulations and the Ordinance approval for the Agreement. You will need to fill the Ordinance number in once obtained.
3. I have changed Section 1 to make clear the unity of title and parcel combination is for all property in the Planned Development, not just the property in Pod 1. Further, because language has been included in Section 6 that the Applicant can build the phases in any order it chooses, I have changed the language in Section 1 to indicate the unity of title and lot combination shall occur prior to the issuance of a building permit for any building within the Planned Development, not just Pod 1 (since theoretically, any other Pod could begin building prior to Pod 1).
4. Section 6 includes language that essentially allows the Applicant to decide the order of each Phase's construction, no matter the approval order of the City. I recommend you review this term and its language carefully to ensure to meets your intent. If it does not, please let me know so that I may assist with needed changes to the language.
5. Section 7 does not contain much detail. It is recommended you include language explaining each of the listed topics: Permitted Uses, Densities, and Height. It is also noted that this term usually includes Intensities.
6. Section 11 does not contain any additional terms to protect the health, safety, and welfare of the community. It generally lists compliance with the documents. I recommend you review this and include any terms specifically needed to ensure these protections.
7. Subsections 13(B) and 13(C) contained significant repeat language. They have been combined into one section.
8. The Template for these Agreements includes a Section related to compliance and remedies. This Section has not been included in this Agreement. Most of the language is included in Section 13, however. A term related to the expiration or termination of the Agreement and the City not proceeding with issuing building permits until there is a new agreement or an amendment put in place has been added to Section 13(A). This term is included in the Template, but it was missing in this Agreement.
9. Section 23 includes language that the Owner may collaterally assign this Agreement to a lender. This is not standard language and is pointed out for that reason[1]. I have added language that collateral assignment to a lender requires prior Notice to the City.
10. I have added Section 25 – Recording, which is standard for these Agreements and in the Template.

[1] This term has been included in numerous recent Agreements. It is not in the Template. I recommend you review it, with my modification, to determine if it should be added to the Template. Please let me know if you would like it added, and I will send you an updated Template.

The Ordinance and Agreement have been uploaded to Agenda Quick in Track Changes and Clean Copy formats. With the suggested changes I have made included and the changes and information indicated above for you to include, the Clean Copies of each document are approved as to form and correctness.

If, after your review, additional terms are added to the Sections recommended above, please resubmit the Agreement for further legal review and approval as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: Richard Chess. City Manager.

FROM: Kev Freeman, Planning Director.

SUBJECT: PD2024-00009 Symphony Lakes

DATE: September 24, 2025

In response to the memo issued by the City Attorney in respect of the Ordinance and Development Agreement attached to this item.

Ordinance – the required amendments were made.

In relation to comment #4 in which the CA opinion is made such:

> "This Ordinance approves a Final Site Plan representing only a portion of the entire PD. This Office has previously expressed its opinion and position that Final PD approval should not be broken up into multiple site plans and should be done in one site plan. That opinion and position is expressed and reiterated here."

The Planning Department does not agree that a Planned Development cannot be approved to develop in phases. This is a normal part of the site development process and is seen in previous developments both within the City and throughout Florida.

Sec. 125-212 of City Code defines PD Phasing: *PD* phasing *plan* means a clear depiction of the area and timing of distinct phases with descriptions of included infrastructure, landscaping, stormwater, and preservation areas to be included within each phase and confirmation that all elements will be functional; and,

Sec. 125-212 (c) (7) states: Phasing. When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking, or the traffic flow of the completed phases; further,

Section the Code 125-212(f)(1) e. Requirements of a planned development (PD) zoning agreement require Phasing to be incorporated into the Development Agreement if appropriate.

In relation to Comment #5: The approval and consideration of the Final PD Site Plan is confined to Pod 1 and the development thereon.

Development Agreement

The amendments to the Applicant authored Development Agreement have been accepted in full.

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I hope this message finds you well. I'm reaching out on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider, to share why FPUAnet is the perfect choice for your next development project.

Here's why developers choose FPUAnet:

- **Future-Ready Scalability**: Our fiber-optic network adapts to meet the growing demands of Fort Pierce, ensuring seamless connectivity for even the most advanced applications and devices.
- **Blazing Gigabit Speeds Everywhere**: Enjoy lightning-fast internet speeds across all areas we serve—bringing unparalleled performance wherever your project takes place.
- **Inclusive Connectivity**: We're committed to bridging the digital divide by delivering reliable internet to rural and underserved communities, empowering everyone to thrive in the digital economy.
- **Affordable and Faster**: Our competitive pricing, often more affordable than private ISPs, reflects our community-first approach. With no profit motives, we pass the savings directly to you.

In addition to exceptional service, FPUAnet takes pride in 24/7 customer support, provided by a team of experts ready to assist whenever you need it.

Let's discuss your project's specific needs in more detail. You can reach me directly at **peters@fpua.com** or **772-468-1697**.

Thank you for considering FPUAnet. I look forward to partnering with you to bring your projects to life.

Eric Peters
On behalf of FPUAnet

FORT PIERCE UTILITIES AUTHORITY
"Community Proud"

Developer's Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

   (http://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesWWWDownloads.aspx)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.

3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

   $500 Flat charge per development
   plus $20 per water equivalent residential connection (WERC) at 300 gallons per day
   plus $20 per sewer equivalent residential connection (SERC) at 240 gallons per day

   Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

   Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.

6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

   Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from $50 - $400.

   Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:

    a. Bill of Sale/Cost and Quantities (utilize form on website)
    b. FDEP Water/Wastewater Certification
    c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
    d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
    e. Gravity Sewer Inspection DVD
    f. Lift Station Start Up
    g. Lift Station O & M Manuals (FPUA Owned Only)
    h. Private Lift Station/Collection System Application (if applicable)

13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

    Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are $250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

    a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
    b. Final Inspection/Walk-Through
    c. Punch List Complete
    d. Contractor's Affidavit and Release of Lien (utilize form on website)
    e. Executed Easement
    f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
    g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- KA sets up account and creates service order which charges $40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of $200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

_____

_____

_____

_____

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

_____

_____

_____

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

_____

_____

4. SITE ADDRESS AND PARCEL ID

_____

_____

_____

_____

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

_____

_____

_____

_____

_____

_____

_____

_____

6. EASEMENT TO BE PREPARED AT THE COST OF

_____ PROPERTY/BUSINESS OWNER

_____ FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.

2. Forward completed Request form to FPUA Attorney.

3. FPUA Attorney will order title search.

4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.

5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.

6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.

7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.

8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.

9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.

10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.

11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: 4300 Selvitz Road Symphony Lakes

REVIEW DATE: 2/7/2025

PLANNER: KEV FREEMAN

REVIEWED BY: Lt Jesse Almand

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: __X_____

The Following Conditions/Revisions Are Necessary:

1. **Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic revised copy of the site plan if applicable (pdf format).**
4. **Please provide written acknowledgement of the conditions/revisions provided.**
5. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
6. **Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to**

support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)

7. **Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)**

8. **The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.**

9. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)**

10. **The Fire District reserves the right for future comments at the site plan & building construction phase.**

11. **Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.)***

12. **Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)**

13. **Please provide a truck circulation detail.**

14. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)**

15. **Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

16. **Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**

17. **Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)**

18. **The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)**

19. **A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1.18.2.3.2.1)**

20. **Multiple Access Roads. More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access. (NFPA 1 18.2.3.3)**

21. **Traffic Signal Pre-emption. Where fire department apparatus are equipped with traffic signal pre-emption devices, newly installed traffic signals shall be equipped with traffic signal pre-emption. (NFPA 1 18.2.3.4).**

22. **Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**

23. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4.**

24. **Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible**

structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).

25. **Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**

26. **Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Kevin Freeman, Director of Planning

FROM : Selena Griffett, P.E. SDG

Thru : Tracy Telle, Engineering Manager TST

RE : 4300 Selvitz Road – Symphony Lakes Pod 1 Site Plan
EPL Permit No. PD2024-00009

DATE : January 29, 2025

This is to advise you that we have completed the review of the following documents as received by this office on January 17, 2025:

- ☐ Development Permit Compliance Review
- ☒ Site Plan
- ☐ Planned Development
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend
- ☐ Variance Approval
- ☒ Site Plan Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See attached for comments

ENGINEERING COMMENTS:

1. Site Plan:
    a. Per City Code Section 121-12(e) Sidewalks shall be installed on both sides of all streets in the subdivision.
    b. The 10′ multi-purpose trail on the north side of the 80′ RW disappears in the middle. Either the 10′ trail or a 6′ sidewalk should continue to and within the residential development.
    c. Typical sections show a minimum 6′ width for multi-use trails, the standard minimum width of a multi-use trail is 10′.
    d. The typical section shows 6′-10′ multi-use trails on either side of the 80′ RW roadway, however the plan view shows 5′ sections in some areas, please coordinate.
    e. Typical sections show a minimum 6′ width for multi-use trails, the standard minimum width of a multi-use trail is 10′.
    f. Sheet 2 of the Site Plan, Typical Lot Layout, 50′ lot does not show side setback dimensions.
    g. Please show ADA ramps and crosswalks throughout the residential area.
    h. The site plan and survey reflect an existing SFWMD Conservation Easement. The plans indicate a proposed drainage swale will encroach into the limits of this easement and according to the Typical Lot Layout accessory construction can have a 0′ setback when abutting a lake or open space. This means that there will only be a 5′ separation between the conservation easement and accessory construction. Please provide a copy of this recorded easement which describes and allowable activities within the easement and any required buffers.
    i. Recommendation the 0′ rear accessory setback for lots abutting lakes and open space areas be eliminated and 3′ be utilized.
    j. Update the site plan to include the overall property boundary dimensions and bearings.
    k. Provide pedestrian sidewalks along Devine and Selvitz.
2. Environmental Impact Report:
    a. Multiple noted information has a generic response of "See Site Plan for details, and issued SFWMD permits." This information is not found on the Site Plan.
3. Traffic Impact Report:
    a. The Traffic Impact Report should be reviewed and approved by St. Lucie County.
    b. Review Figure 2 Traffic Assignment values with distribution summary on page 5 to ensure consistency.
    c. Coordinate the historic growth rate of 2% with St. Lucie County and TPO.
    d. Have any other proposed developments or recently completed projects in the area been included in the background traffic?
4. The Landscape Plan only shows landscaping on one side of POD 1 roadways, but the typical sections included in the Site Plan show landscaping on both sides.

ADVISORY COMMENTS:

1. The grading, paving, and drainage plans were reviewed conceptually and will be further reviewed at the time of DPCR submittal.

2. Selvitz, Christensen, and Devine Roads are St Lucie County owned and maintained roadways. Please coordinate with St Lucie County for this project.
3. A formal wetland delineation will be needed and coordination with South Florida Water Management District is required.
4. Gopher Tortoise Surveys will need to be repeated within 90 days of construction activity.
5. Selvitz Road is a St. Lucie County Roadway. Offsite improvements will need to be approved by St. Lucie County.

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: SYMPHONY LAKES FINAL PD

REVIEWER: KEV FREEMAN, PLANNING DIRECTOR

Date: FEBRUARY 19th, 2025

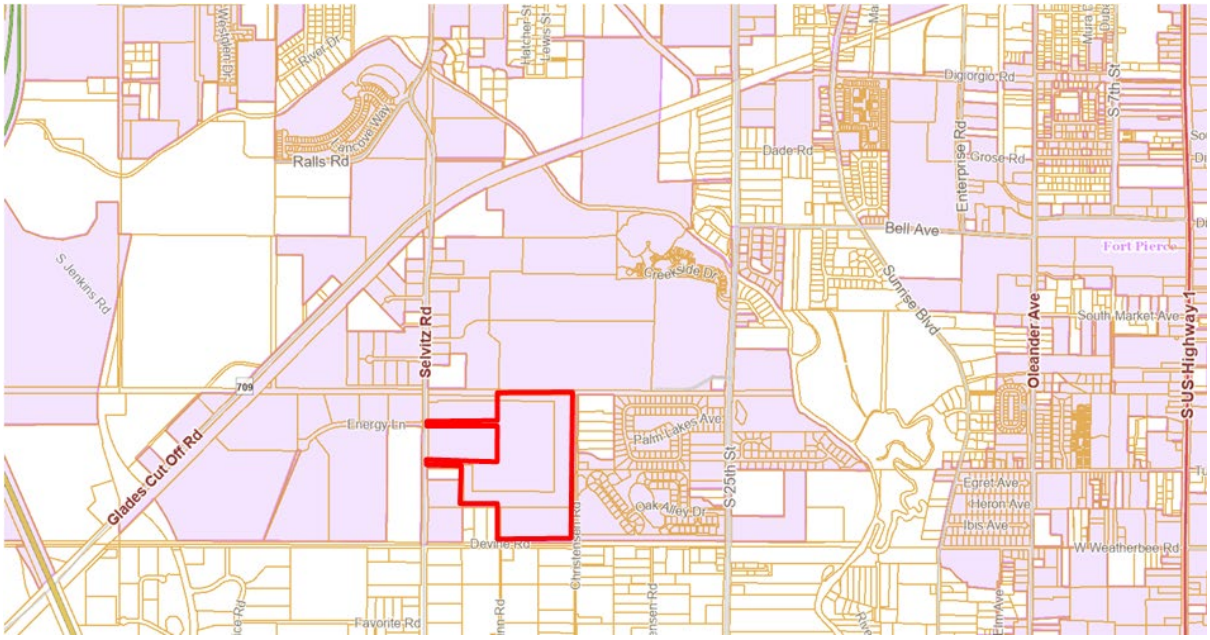
Location: East of Selvitz Road and North of Devine Road. Parcel #'s 2432-211-0006-000-3, 2432-211-0005-000-6, 2432-343-0001-000-4Location: The subject parcel is generally located southeast of Glades Cut Off Road and west of Selvitz Road on the north and south of Energy Lane

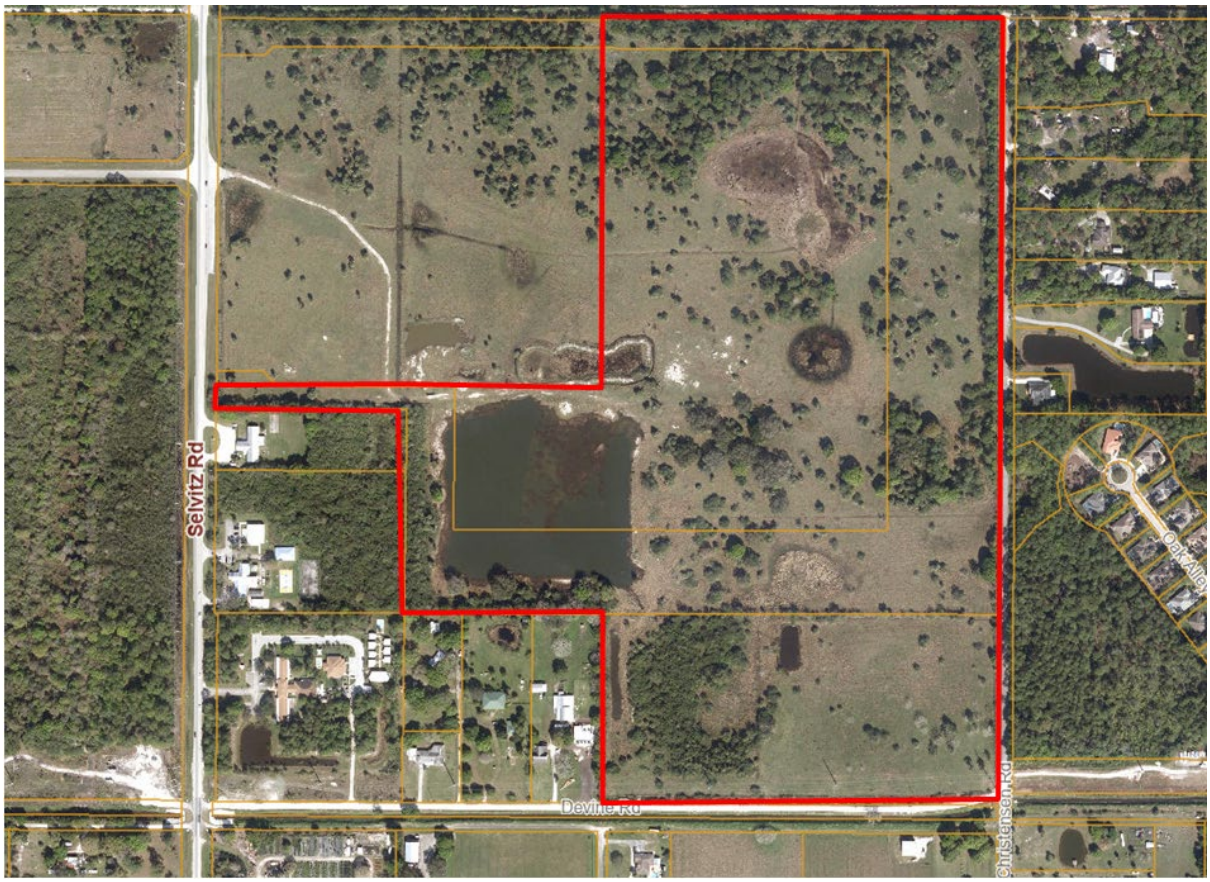
Applicant's Request: Review Symphony Lakes Final Planned Development Plan for Phase 1 - PD2024-00009 (4300 SELVITZ RD Fort Pierce, FL 34981)

Summary

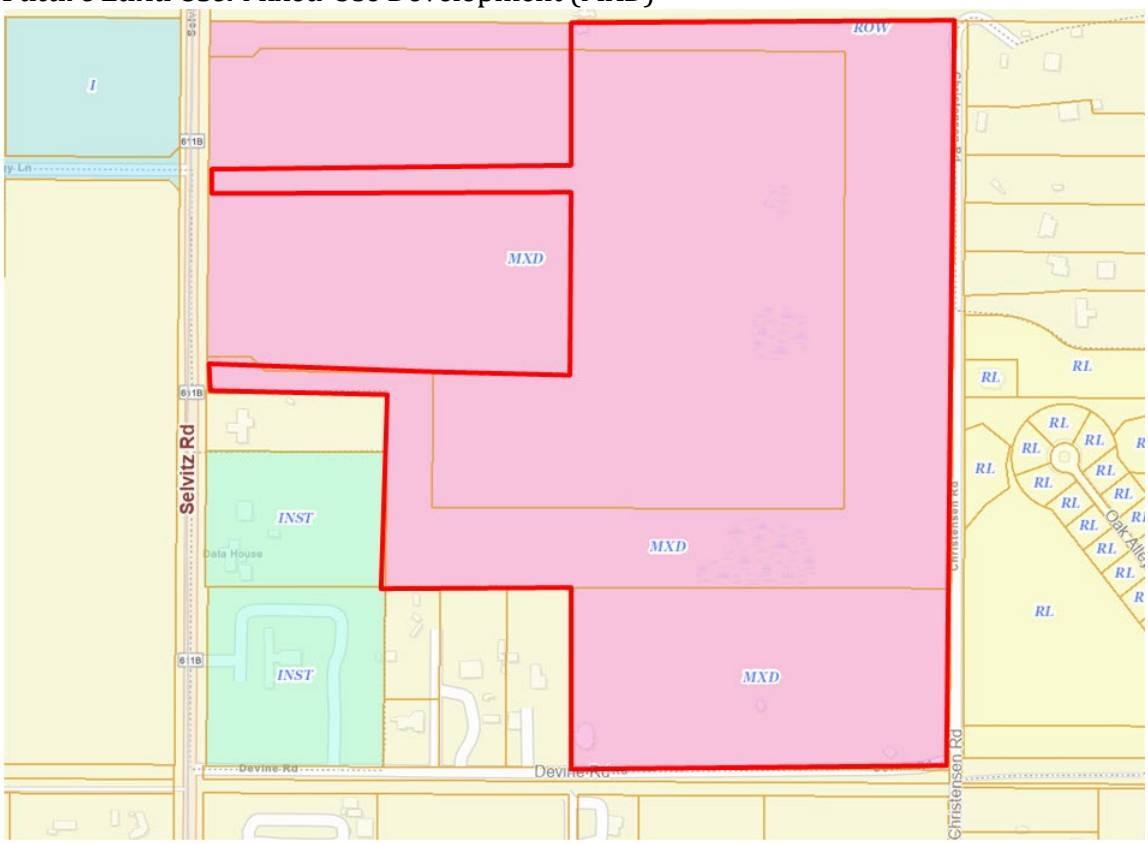
A proposed first phase of a mixed-use development on the NE corner of Devine Rd and Selvitz Rd. The overall 122.8-acre site was approved for MXD land use on April 1, 2024, under Ordinance number 23-057. Separately, the rezoning to PD was approved on June 3, 2024, under Ordinance 23-058. The overall concept plan proposed 625 units which would generate a gross density of 5.1 du/ac. Pod 1 is the largest Pod on the site, providing the development with a conservation area as well as multiple lakes.
Pod 1 comprises 88.05 acres and proposes 286 single-family residential units, at approximately 3.2 gross dwelling units per acre. A 20% minimum of lake/open space located within Pod 1 has been approved per the conceptual PD plan. The Final PD Plan further details this open space, a total of 37.9 acres, or 43% of Pod 1. This Pod also provides its residents with an amenity center, located just east of the primary entrance to the community. As part of the amenity center improvements, the existing lake onsite, which was previously used for mining operations, will be cleaned and enhanced to provide additional stormwater, aesthetic, and recreational opportunities for this neighborhood.

Location & City Limits:

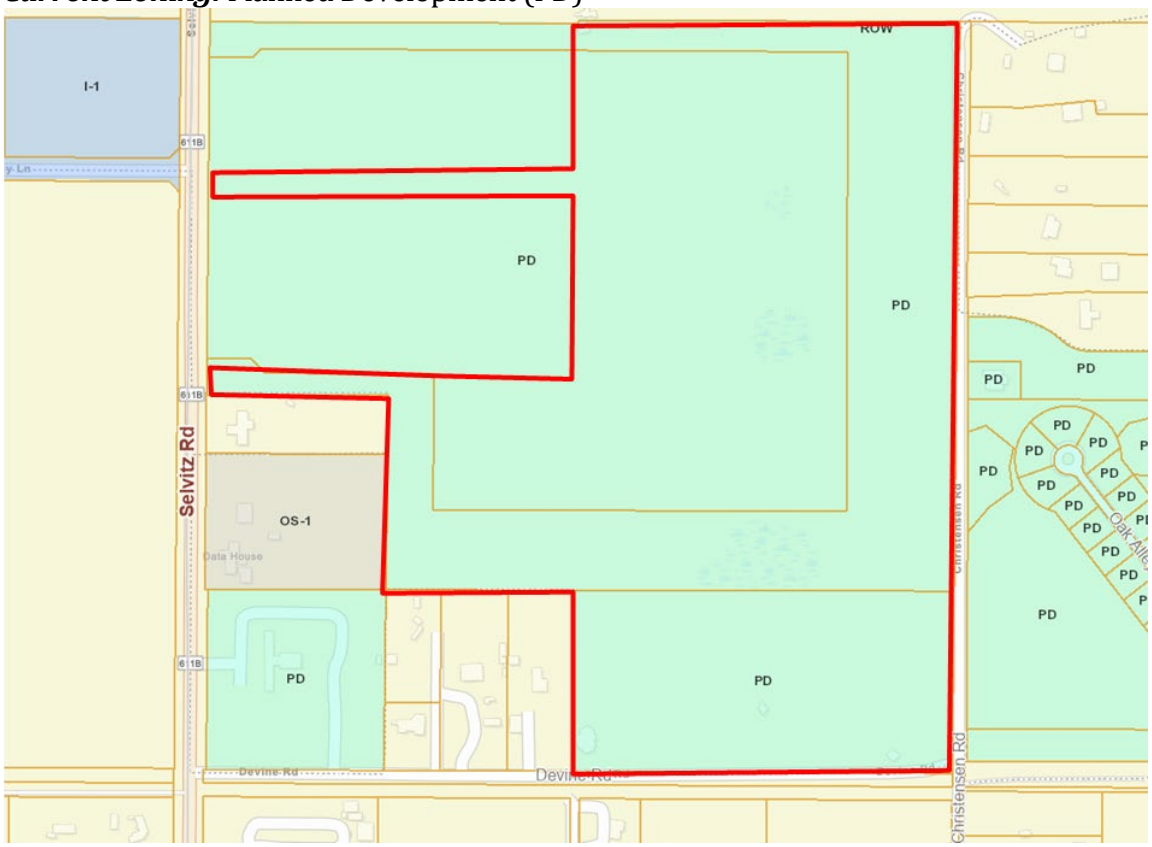




Future Land Use: Mixed-Use Development (MXD)

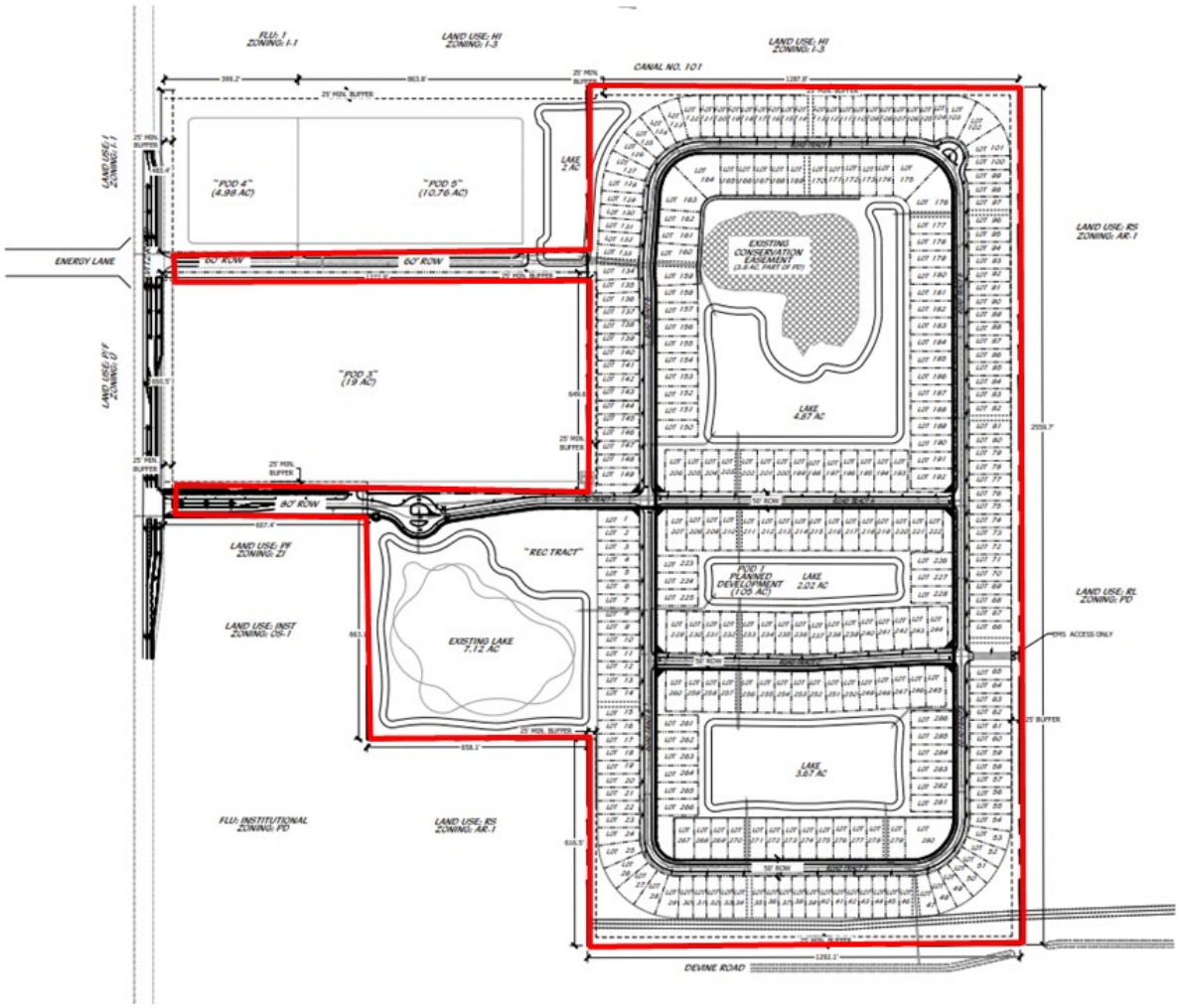


Current Zoning: Planned Development (PD)



Utilities: Located within the FPUA Service Area

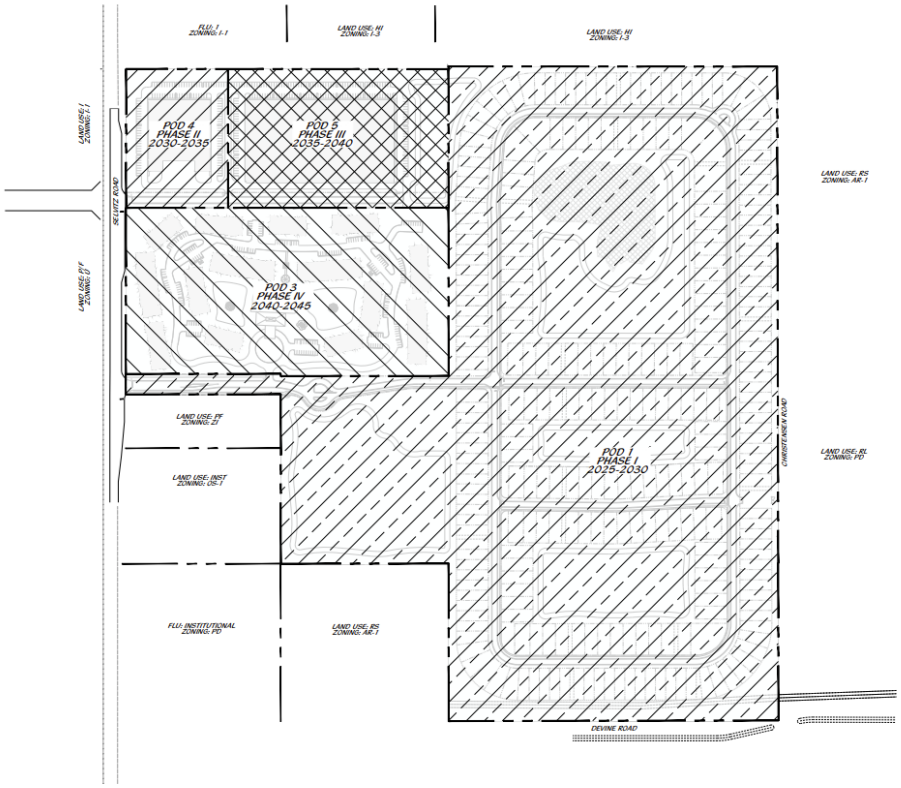
Site Plan:



Site Plan:

- Please provide landscaping details, and maximum heights for the typical lot conditions on the site plan.
- Although staff will not be applying regulations of building design elements. Including; external building color; the type or style of exterior cladding material; the style or material of roof structures or porches; the exterior nonstructural architectural ornamentation; the location or architectural styling of windows or doors; the location or orientation of the garage; the number and type of rooms; and the interior layout of rooms, as per F.S.163.3202. (5)(a) but will be considering the height, bulk, orientation, or location of a dwelling on a lot; or the use of buffering or screening to minimize potential adverse physical or visual impacts or to protect the privacy of neighbors, as defined in the same section.

Phasing Plan



- Tabulate all construction timelines of all phasing elements, Pods, infrastructure completion, etc. including anticipated CO timelines, and whether the north access road will be constructed as part of Phase 1. (Development Agreement Section 2.) – refer to applicable development conditions attached below
- Detail all the Roadway Improvements and anticipated contributions/timelines worked into phasing. (Development Agreement Section 4.)- refer to applicable development conditions attached below

Landscaping/buffer:

- Provide a detail of the wall adjacent to Christensen Road, staff recommend a solid decorative concrete panel wall of a minimum of 6 ft high.
- Provide a detail of the emergency access gate at Christensen Road.

Comprehensive Plan

1.1.6 Policy:

B. Mixed-Use Development (MXD): Mixed Use Development (MXD): The MXD designation is intended to promote intensification, redevelopment, and revitalization of the areas targeted for live/work environments. This area is characterized by development that promotes the creation of well-planned centers designed to integrate a variety of complementary uses. This land use designation allows a maximum density of 15 dwelling units per acre and a maximum FAR of 1.5. All MXD designated areas shall contain a minimum of two of the following general land uses:

Residential (single-family and/or multifamily);

Commercial—General and/or Neighborhood;
Commercial—Town Center;
Hotel (minimum 100 units);
Office Uses—Professional and/or medical;
Industrial;
Institutional.

- The proposed final PD complies with the MXD FLU designation by virtue of the Master PD approval.

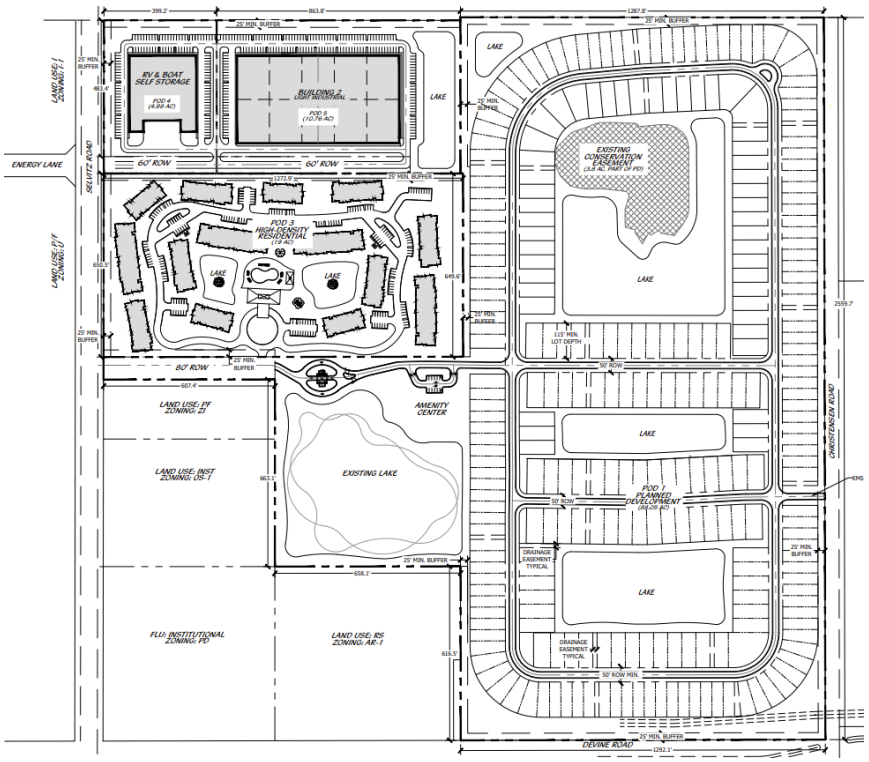
Stormwater Retention & Landscaping

- A stormwater report is required in association with the submitted construction plans.

Traffic Impact Analysis

- A review by St. Lucie County external traffic consultant is awaited.
- The submitted TRAFFIC IMPACT ANALYSIS for Selvitz Phase I, by MacKenzie Engineering & Planning, dated November 2024 states that a 235-foot left-turn lane into the project and 185 feet right-turn lane are recommended at the Selvitz Road & Project Driveway intersection. Please confirm contribution with St. Lucie County and if agreed and incorporate into the Development Agreement.
- Refer to applicable development conditions attached below.

Previously Approved Site Plan (Conceptual):



PD Conditions attached to the 'Conceptual PD' Approval (ORD 23-058):

- Indicate compliance with the following conditions attached to the Approval Ord 23-058 (attached below):

1. If the applicant intends to phase the project due to the future selling or leasing of all or portions of the planned development, such as land areas and dwelling units, The Planned Development Final Site Plans must adhere to City Code Sections 125-212(b)(6) and 125-212(c)(1)(c): Phasing. When provisions for phasing are included in the development plan, each phase of development must be so planned and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phases. A development phasing schedule indicating:
    1. The approximate date when construction of the project can be expected to begin.
    2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
    3. A general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

2. Per City Code Section 125-212(c)(1)(e), Any Site Plan phase applications must submit zoning regulations and a list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan.

3. Per City Code Section 125-212(b)(3), In all planned developments at least 20 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

4. Prior to development, a Final PD site plan application shall be submitted as a Major Amendment to the PD zoning.

5. The Final PD plan shall conform to the requirements of the City Code of Ordinances and be subject to the general standards for approval of Planned Development Zoning.

6. Prior to submittal of Final PD site plan, a state wetland jurisdictional determination shall be conducted to determine the exact boundaries of the wetlands located on site. Further wetland evaluation and assessment shall be conducted to further determine mitigation options available for this site.

7. Prior to submittal of Final PD site plan, a Gopher Tortoise Survey shall be carried out on site.

8. Prior to submittal of Final PD site plan, and if required by the USFWS (US Fish and Wildlife Service), a Wood Stork foraging Habitat Assessment shall be carried out on site.

9. A detailed stormwater and drainage plan and statement shall be submitted at time of Final PD site plan.

10. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.

11. The Final PD site plan shall include a general description of the buildings and streetscapes including standards for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

12. The Final PD site plan shall include quantitative data for the total number and type of dwelling units; parcel sizes; proposed lot coverage of buildings and structures; residential gross densities; total amount of open space; and the total amount of non-residential acreage.

13. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

14. The Final PD site plan shall contain the following information, at minimum:
    a. A Landscape and irrigation plan per section 125-314. c. of the City Ordinance.
    b. Proposed lot lines and other divisions of land for management, use or allocation purposes.
    c. The location, size and height of present and proposed buildings and structures.
    d. The location and size of all areas proposed to be conveyed,
    dedicated, or reserved for streets, parks, playgrounds, public and semi-public buildings, and similar uses.
    e. The existing and proposed vehicular circulation system, including off-street parking, and loading areas.
    f. The pedestrian circulation system, including its interrelationships with the vehicular circulation
    system, within the development to adjacent streets, showing all curb cuts and sidewalks.
    g. The existing and proposed utility systems, including sanitary sewers, storm sewers and water, electric and gas lines.
    h. The proposed buffering treatment of the perimeter of the planned development, refuse stations, storage areas, or loading areas, including materials and techniques used such as screens, fences, and walls.

15. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be completed prior to the issuance of any Building Permit.

16. After completion of the Unity of Title and Lot Combination, a General Address Request Form for the newly created Parcel ID and for any and each proposed building and residential unit shall be submitted to the Planning Department.

17. Additional mitigation/Improvements to the existing roadway infrastructure will be identified through the site plan and traffic concurrency process.

18. ROW dedication in respect of Selvitz RD will be identified through the site plan process.

19. Improvements to the sidewalk along Selvitz RD will be identified through the site plan process.

20. An evaluation of the potential signalization at Energy Lane and further evaluation of allowable movements at the southern proposed access shall be undertaken during the site plan process.

21. The maximum use of the site shall maintain compliance with the 2045 Long Range Transportation Plan.

22. The analysis **of** ~~**assessed**~~ which roadway segments will require widening as a result of background traffic and FLU traffic. To support FLU traffic, roadway widening will be required for Selvitz Road from Favorite Road to the property based upon the 20% non-residential FLU FAR.

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PD2024-00009
Symphony Lakes PD 4300 Selvitz Rd

Comments

W/WW Engineering: Concept approved as noted.

Water and wastewater (via force main) is available to serve the subject parcel. To connect to water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, plan review application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468

https://fpua.com/water-and-wastewater-engineering-downloads/

Developers_Responsibilities.pdf

Electric Engineering: This submission is outside of the FPUA electric service area.

Gas: This is approved. FPUA will offer gas infrastructure (gas mains/services) at no cost based on load to this development.

FPUAnet Fiber: FPUAnet **Approves.**

Fiber Internet Service **– Can be Available**. Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.

Developer Letter.pdf

Kimley»Horn

To: Kori Benton, AICP
Planning Manager
St. Lucie County Planning & Development Services

From: Alex Memering, P.E.
Kimley-Horn and Associates, Inc. ARM

Date: June 27, 2025

Re: **Selvitz Phase 1 (Symphony Lakes)**
Final Review of Traffic Impact Analysis

Kimley-Horn has reviewed the traffic impact study (revised May 2025) prepared by MacKenzie Engineering & Planning, Inc. related to the above-mentioned project. The development consists of 286 single family homes. The project is located north of Midway Road, west of I-95 in St. Lucie County.

The total trip generation potential results in 2,653 daily, 194 AM peak hour (49 entering / 145 exiting), and 267 PM peak hour (168 entering / 99 exiting) net new trips. Access to the site is proposed on Selvitz Road via one (1) proposed full driveway connection.

An intersection analysis was conducted to evaluate the V/C ratio and level of service. Signal timing adjustments are recommended due to background traffic; however, no intersection deficiencies were identified under buildout conditions.

A segment analysis determined that all roadways within the study area are expected to operate within acceptable volume-to-capacity (v/c) ratios.

Ingress left and right-turn lanes are recommended at the project driveway on Selvitz Road.

Thank you for the opportunity to assist St. Lucie County in reviewing this project. Please contact us if you have any questions or need additional information.

TRAFFIC IMPACT ANALYSIS

Selvitz Phase I
Fort Pierce, FL

Prepared for:
Selvitz I, LLC
North Palm Beach, Florida 33408

Prepared by:

MacKenzie
Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030



Digitally signed by Shaun G MacKenzie
Date: 2024.11.11 17:00:32 -05'00'

Shaun G. MacKenzie P.E.
PE Number 61751

023014
November 2024
© MacKenzie Engineering and Planning, Inc.
CA 29013

EXECUTIVE SUMMARY

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the Selvitz Phase I located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0006-000-3). The applicant proposes to construct 286 single family homes. The build out year is 2029.

The proposed development is expected to generate the following net external and driveway trips:

- 2,653 daily, 194 AM peak hour (49 in/145 out), and 267 PM peak hour (168 in/99 out) trips.

A 235-foot left-turn lane into the project and 185 feet right-turn lane are recommended at the Selvitz Road & Project Driveway intersection.

The project satisfies Fort Pierce transportation concurrency requirements with the addition of the recommended project improvements.

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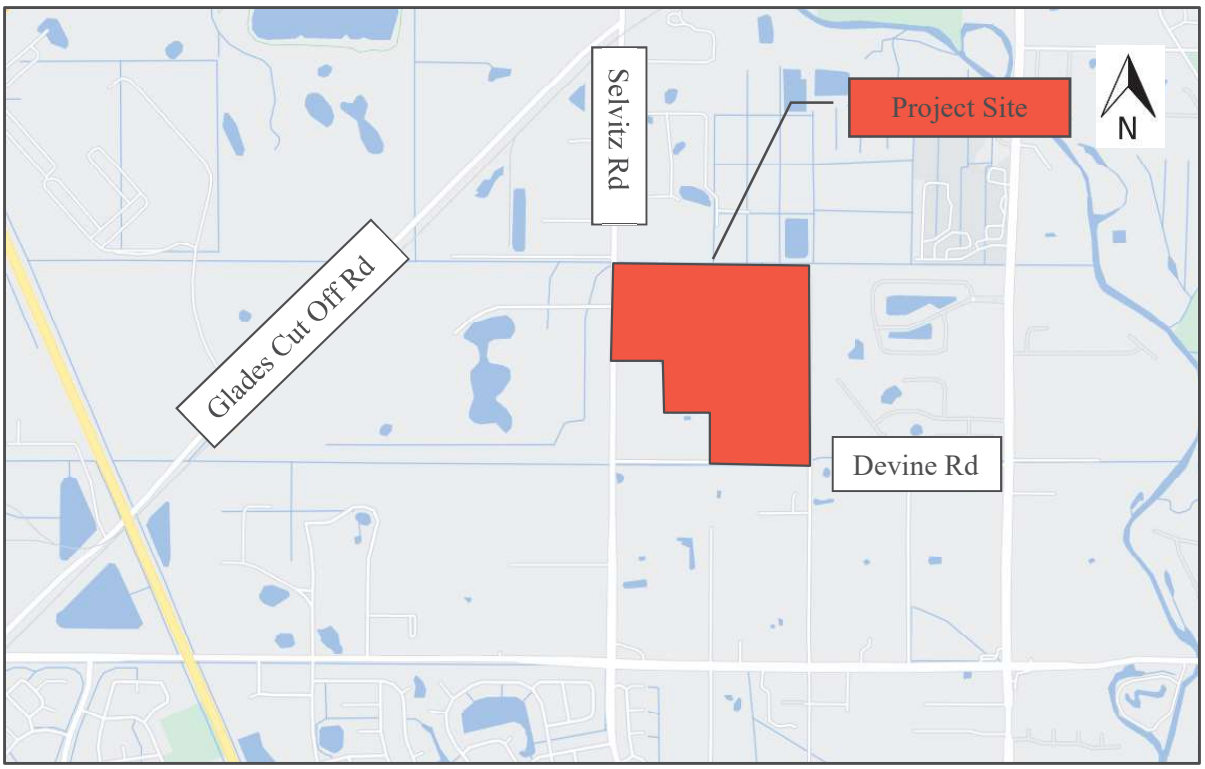
Table 7. Selvitz Road & Energy Road Intersection Results 11
Table 8. Selvitz Road & Glades Cut-Off Road Intersection Results 11

INTRODUCTION

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the Selvitz Phase I located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0006-000-3). The applicant proposes to construct 286 single family homes. The build out year is 2029. Figure 1 shows the site location.

The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Figure 1. Site Location Map



CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 11th Edition* (ITE report)
- Comprehensive Plan
- St. Lucie County Transportation Improvement Program (FY 2023/24 – FY 2027/28)
- St. Lucie County LRTP (2045)

TRIP GENERATION

The study uses trip generation rates for Single Family (ITE Land Use 210 Single Family Detached Housing) published in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (11th Edition)*.

Proposed Uses

- 286 Single Family Detached DUs (ITE Land Use 210 – Single Family Detached)

The proposed development is expected to generate the following net external and driveway trips:

- 2,653 daily, 194 AM peak hour (49 in/145 out), and 267 PM peak hour (168 in/99 out) trips.

Internal Capture

Internal capture is 0.

Pass-by Trip Capture

The pass-by capture is 0.

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Table 1. Trip Generation

ITE Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	286 DU	2,653	194	49	145	267	168	99
NET PROPOSED TRIPS		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***
Total Proposed Driveway Volumes		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	25/75	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27

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ITE 11th Edition

HISTORICAL GROWTH

Historic growth rates were determined based on St. Lucie County TPO traffic data as shown in Table 2. Growth on the roads is based on the best fit slope, which is an estimated annual growth rate in vehicles. The total average annual growth (in vehicles) was divided by the estimated total traffic to result in a weighted average growth rate. The historic annual growth on the surrounding facilities between 2017 and 2024 is 1.0%. A two percent (2%) annual compound growth rate will be used in the study to provide a conservative analysis.

Table 2. Growth Rate Calculation

Road Name	Segments	Count Site	2017 AADT	2018 AADT	2019 AADT	2020 AADT	2021 AADT	2022 AADT	2023 AADT	2024 AADT	Annual Absolute Growth	Growth Rate
Selvitz Rd	Midway to Glades	703	11000		9,400		-			9,000	-246	-2.7%
Midway Rd	560 feet West of Selvitz Rd	134	20500	20500		-	-	22,000	23,000	25,500	601	2.4%
	685 feet West of 25th St	132	17500	22000		-	-	18,500	21,500	22,500	345	1.5%
Glades Cut Off Rd	SW of Selvitz Rd	113							5,400			
25th St/CR 615	730 feet South of Midway Rd	172	17000			15,500				17,500	95	0.5%
	N of CR 712/Midway Rd	940016	19100	19200	19000	18,200	18,000	18,100	18,600		-168	-0.9%
										Weighted Average		**1.0%**
										Growth Rate Used		**2.0%**

* 2020 & 2021 traffic counts are removed from calculation.

ASSURED, PROGRAMMED AND PLANNED CONSTRUCTION

A review conducted of the Five-Year Plan of TPO LRTP, St. Lucie County and FDOT, as well as those improvements committed by the developers of projects in the area include:

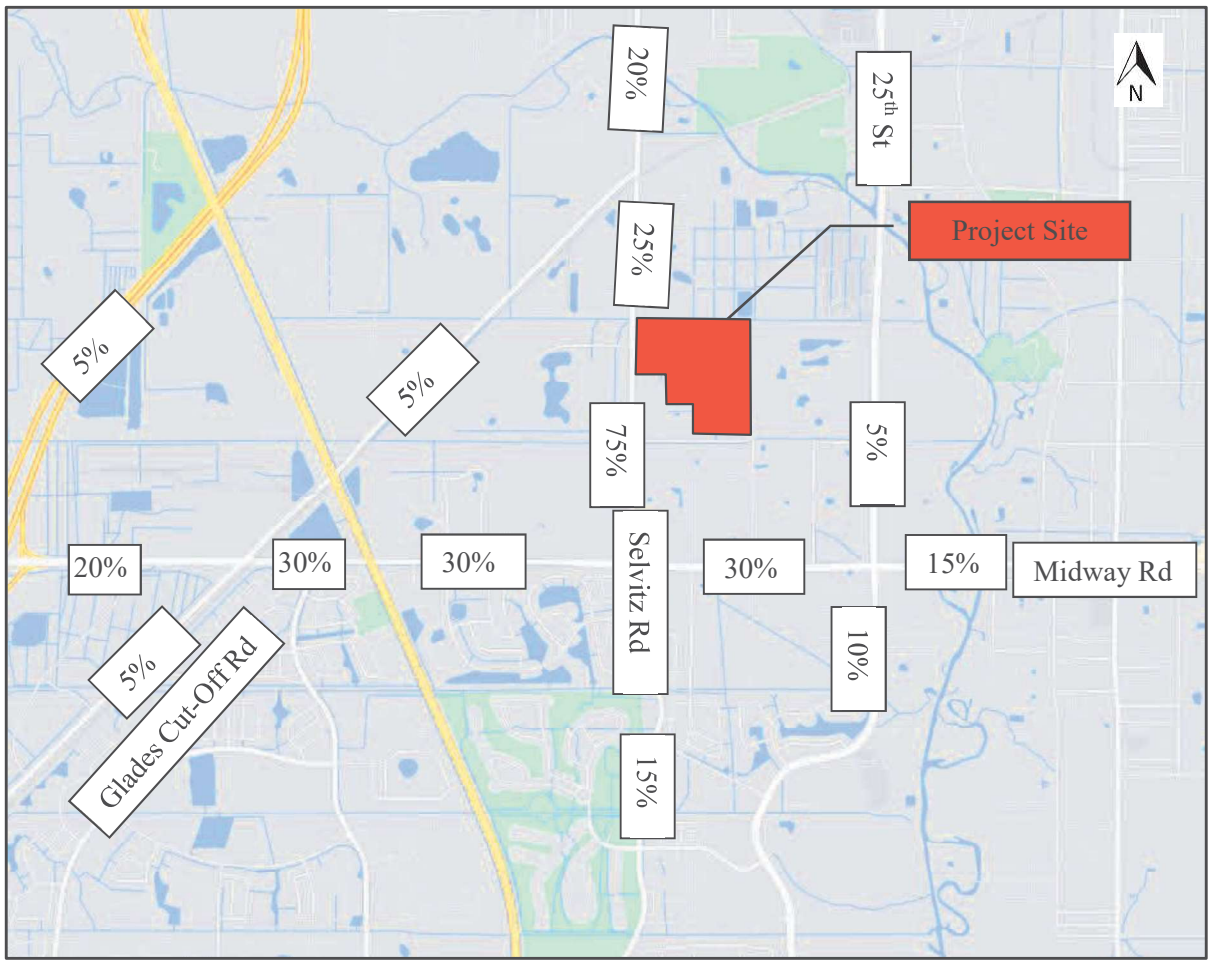
- Midway Road – Glades Cut-Off Road to Selvitz Road – 4-Laning (Increases Roadway Capacity to 1,850)
- Selvitz Road & Glades Cut-Off Road – Intersection Improvements
- Selvitz Road – Midway Road to Glades Cut-Off Road (Increase Roadway Capacity to 960 (1,070 x 0.9))
- Selvitz Road – Edwards Road to Glades Cut-Off Road – 4-Laning (Increase Roadway Capacity to 1,665 (1,850 x 0.9))

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The project traffic assignment is illustrated in Figure 2. The overall distribution is summarized by general directions and is depicted below:

NORTH - 25 percent
SOUTH - 25 percent
WEST - 35 percent
EAST - 15 percent

Figure 2. Traffic Assignment



ROADWAY ANALYSIS

Roadway Capacity

Roadway classification follows the local government's Comprehensive Plan outlining the roadway functional classification. The local government Transportation Element outlines the minimum Level of Service (LOS) for each roadway functional classification. Roadway Capacity is based on the St. Lucie TPO's 2024 Level of Service Report. Where road segment information is not available or improvements are committed or needed, the study uses local government's minimum LOS stands to apply FDOT's 2023 Multimodal Quality/LOS Handbook.

Study Area

The study area is 2.0 miles based on the St. Lucie TPO Standardized TIS Methodology and Procedures manual. Impacts of less than one percent (1%) are considered to de minimis impacts. Impacts of greater than five percent (5%) outside of the 2-mile radius are considered to have significant impact and require study as well. Table 3 displays the determination of study roadway segments.

Table 3. Project Impacts (Significance)

Roadway	From	To	E+C Lanes	Service Capacity	Percent Assign ment	Project Traffic	Impact	Insignificant Impact?
Selvitz Rd	Bayshore Blvd	St. James Blvd	2	750	15%	25	3.33%	NO
	St. James Blvd	Midway Rd	2	750	15%	25	3.33%	NO
	Midway Rd	Project	2	960	75%	126	13.13%	NO
	Project	Glades Cut Off Rd	2	960	25%	42	4.38%	NO
	Glades Cut Off Rd	Edwards Road	4	1,665	20%	34	2.04%	NO
25th St	Midway Rd	Bell Ave	4	2,100	5%	8	0.38%	YES
	Bell Ave	Edwards Road	4	2,100	5%	8	0.38%	YES
St James Dr	Edwards Road	Bayshore Blvd	4	2,100	10%	17	0.81%	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	5%	8	1.01%	NO
	Jenkins	Selvitz Rd	2	830	5%	8	0.96%	YES
Midway Rd	Mccarty Rd	I-95	2	700	5%	8	1.14%	YES
	I-95	Glades Cut Off Rd	4	2,100	20%	34	1.62%	NO
	Glades Cut Off Rd	East Torino Pkwy	4	2,100	30%	50	2.38%	NO
	East Torino Pkwy	Milner Dr	4	1,850	30%	50	2.70%	NO
	Milner Dr	W of Selvitz Rd	4	1,850	30%	50	2.70%	NO
	W of Selvitz Rd	Selvitz Rd	4	2,100	30%	50	2.38%	NO
	Selvitz Rd	Christensen Rd	4	2,100	30%	50	2.38%	NO
	Christensen Rd	25th St	4	2,100	30%	50	2.38%	NO
	25th St	Oleander Ave	4	2,100	15%	25	1.19%	NO
Jekins Rd	SR 70	Edwards Rd	2	880	3%	5	0.57%	YES
Edwards Rd	Jenkins Rd	Selvitz Rd	2	700	3%	5	0.71%	YES
	Selvitz Rd	25th St	2	880	10%	17	1.93%	NO

Background Analysis

Existing traffic volumes were obtained from St. Lucie County TPO. The existing volumes grown at the historic 2.0 percent annual growth rate to project 2029 background volumes. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably in the background condition. The background conditions analysis is shown in Tables 4A & 4B.

Buildout Analysis

Total volumes were developed by adding background traffic volume plus project trips as shown in Tables 5A & 5B.

Table 4A. Background PM Peak Hour One-Way Roadway Analysis (2029) – AM

Roadway	From	To	E+C Lanes	Service Capacity	AM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	2029 Background Traffic	Meets Service Volume
Selvitz Rd	Bayshore Blvd	St. James Blvd	2	750	457	2024	2.0%	48	505	YES
	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	505	YES
	Midway Rd	Project	2	960	542	2024	2.0%	56	598	YES
	Project	Glades Cut Off Rd	2	960	542	2024	2.0%	56	598	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	765	2024	2.0%	80	845	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	471	2024	2.0%	49	520	YES
Midway Rd	I-95	Glades Cut Off Rd	4	2,100	1,060	2024	2.0%	110	1,170	YES
	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,203	2024	2.0%	125	1,328	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,275	2024	2.0%	133	1,408	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,275	2024	2.0%	133	1,408	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,275	2024	2.0%	133	1,408	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,155	2024	2.0%	120	1,275	YES
	Christensen Rd	25th St	4	2,100	1,155	2024	2.0%	120	1,275	YES
	25th St	Oleander Ave	4	2,100	1,825*	2024	2.0%	190	2,015	YES
Edwards Rd	Selvitz Rd	25th St	2	880	711	2024	2.0%	74	785	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,825 based on Peak Hour Peak Season Peak Direction Volume

Table 4B. Background PM Peak Hour One-Way Roadway Analysis (2029) – PM

Roadway	From	To	E+C Lanes	Service Capacity	PM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	2029 Background Traffic	Meets Service Volume
Selvitz Rd	Bayshore Blvd	St. James Blvd	2	750	457	2024	2.0%	48	505	YES
	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	505	YES
	Midway Rd	Project	2	960	523	2024	2.0%	54	577	YES
	Project	Glades Cut Off Rd	2	960	523	2024	2.0%	54	577	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	770	2024	2.0%	80	850	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	465	2024	2.0%	48	513	YES
Midway Rd	I-95	Glades Cut Off Rd	4	2,100	1,060	2024	2.0%	110	1,170	YES
	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,193	2024	2.0%	124	1,317	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,380	2024	2.0%	144	1,524	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,380	2024	2.0%	144	1,524	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,380	2024	2.0%	144	1,524	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,222	2024	2.0%	127	1,349	YES
	Christensen Rd	25th St	4	2,100	1,222	2024	2.0%	127	1,349	YES
	25th St	Oleander Ave	4	2,100	1,271*	2024	2.0%	132	1,403	YES
Edwards Rd	Selvitz Rd	25th St	2	880	702	2024	2.0%	73	775	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,271 based on Peak Hour Peak Season Peak Direction Volume

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Table 5A. Peak Hour One-Way Roadway Analysis (2029) – AM

Roadway	From	To	E+C Lanes	Service Capacity	AM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	2029 Background Traffic	Percent Assign ment	Project Traffic	2029 Total Traffic	Meets Service Volume
Selvitz Rd	Bayshore Blvd	St. James Blvd	2	750	457	2024	2.0%	48	505	15%	15	519	YES
	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	505	15%	15	519	YES
	Midway Rd	Project	2	960	542	2024	2.0%	56	598	75%	109	707	YES
	Project	Glades Cut Off Rd	2	960	542	2024	2.0%	56	598	25%	36	635	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	765	2024	2.0%	80	845	20%	29	874	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	471	2024	2.0%	49	520	5%	7	527	YES
Midway Rd	I-95	Glades Cut Off Rd	4	2,100	1,060	2024	2.0%	110	1,170	20%	29	1,199	YES
	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,203	2024	2.0%	125	1,328	30%	44	1,372	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,275	2024	2.0%	133	1,408	30%	44	1,451	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,275	2024	2.0%	133	1,408	30%	44	1,451	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,275	2024	2.0%	133	1,408	30%	44	1,451	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,155	2024	2.0%	120	1,275	30%	44	1,319	YES
	Christensen Rd	25th St	4	2,100	1,155	2024	2.0%	120	1,275	30%	44	1,319	YES
	25th St	Oleander Ave	4	2,100	1,825*	2024	2.0%	190	2,015	15%	22	2,037	YES
Edwards Rd	Selvitz Rd	25th St	2	880	711	2024	2.0%	74	785	10%	15	800	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,825 based on Peak Hour Peak Season Peak Direction Volume

Table 5B. Peak Hour One-Way Roadway Analysis (2029) – PM

Roadway	From	To	E+C Lanes	Service Capacity	PM Peak Hour Existing Traffic	Count Year	Growth Rate	2029 Traffic Growth	2029 Background Traffic	Percent Assign ment	Project Traffic	2029 Total Traffic	Meets Service Volume
Selvitz Rd	Bayshore Blvd	St. James Blvd	2	750	457	2024	2.0%	48	505	15%	15	519	YES
	St. James Blvd	Midway Rd	2	750	457	2024	2.0%	48	505	15%	15	519	YES
	Midway Rd	Project	2	960	523	2024	2.0%	54	577	75%	126	703	YES
	Project	Glades Cut Off Rd	2	960	523	2024	2.0%	54	577	25%	42	619	YES
	Glades Cut Off Rd	Edwards Road	4	1,665	770	2024	2.0%	80	850	20%	34	884	YES
Glades Cut Off Rd	Midway Rd	Jenkins Rd	2	790	465	2024	2.0%	48	513	5%	8	522	YES
Midway Rd	I-95	Glades Cut Off Rd	4	2,100	1,060	2024	2.0%	110	1,170	20%	34	1,204	YES
	Glades Cut Off Rd	East Torino Pkwy	4	2,100	1,193	2024	2.0%	124	1,317	30%	50	1,368	YES
	East Torino Pkwy	Milner Dr	4	1,850	1,380	2024	2.0%	144	1,524	30%	50	1,574	YES
	Milner Dr	W of Selvitz Rd	4	1,850	1,380	2024	2.0%	144	1,524	30%	50	1,574	YES
	W of Selvitz Rd	Selvitz Rd	4	2,100	1,380	2024	2.0%	144	1,524	30%	50	1,574	YES
	Selvitz Rd	Christensen Rd	4	2,100	1,222	2024	2.0%	127	1,349	30%	50	1,400	YES
	Christensen Rd	25th St	4	2,100	1,222	2024	2.0%	127	1,349	30%	50	1,400	YES
	25th St	Oleander Ave	4	2,100	1,271*	2024	2.0%	132	1,403	15%	25	1,428	YES
Edwards Rd	Selvitz Rd	25th St	2	880	702	2024	2.0%	73	775	10%	17	792	YES

* TPO Volume reviewed based on County Station 130 and corrected to 1,271 based on Peak Hour Peak Season Peak Direction Volume

INTERSECTION ANALYSIS

Intersections

The intersections within the study area were evaluated in 2029 total (existing traffic plus background plus project) traffic conditions. This study analyzes the impacts to the following intersections for the AM and PM peak hours:

- Selvitz Road & Midway Road
- Selvitz Road & Energy Lane
- Selvitz Road & Glades Cut-Off Road

Data from the existing facilities within the study area were collected based on aerial photography and site observations. MacKenzie Engineering and Planning, Inc. collected AM and PM peak hour turning movement counts. The counts were adjusted to peak season conditions using FDOT's peak season adjustment factors.

Peak Hour Factor (PHF)

Field observed peak hour factors were utilized in the intersection analysis and were adjusted as follows:

- PHF greater than 0.95 was reduced to 0.95
- PHF less than 0.92 was increased to 0.92

The adjustment is based on FDOT's Quality/LOS Handbook that recommends using a PHF factor of 0.95 for urbanized areas and 0.92 for transitioning/urban areas and is also recommended in FDOT's Traffic Analysis handbook page 34.

Analysis

Selvitz Road & Midway Road

MEP evaluated the Selvitz Road & Midway Road using HCS 2024. The intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0).

Table 6. Selvitz Road & Midway Road Intersection Results

	Direction	AM 95th Percentile Queue (ft)	PM 95th Percentile Queue (ft)	Existing Storage (ft)	Acceptable ?
Eastbound	Left-Turn	102	91	245	YES
Southbound	Left-Turn	198	143	250	YES
Delay/LOS		31.4/C	28.0/C	-	YES

Selvitz Road & Energy Lane

MEP evaluated the Selvitz Road & Energy Lane using HCS 2024. The intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0).

Table 7. Selvitz Road & Energy Road Intersection Results

	AM	PM	Acceptable?
Delay/LOS	20.2/C	19.0/C	YES

Selvitz Road & Glades Cut-Off Road

MEP evaluated the Selvitz Road & Glades Cut-Off Road using HCS 2024. The study includes a dedicated northbound left-turn, southbound right-turn and traffic signal based on the committed improvements. The intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0) with the committed improvements.

Table 8. Selvitz Road & Glades Cut-Off Road Intersection Results

	AM	PM	Acceptable?
Delay/LOS	8.9/A	10.3/B	YES

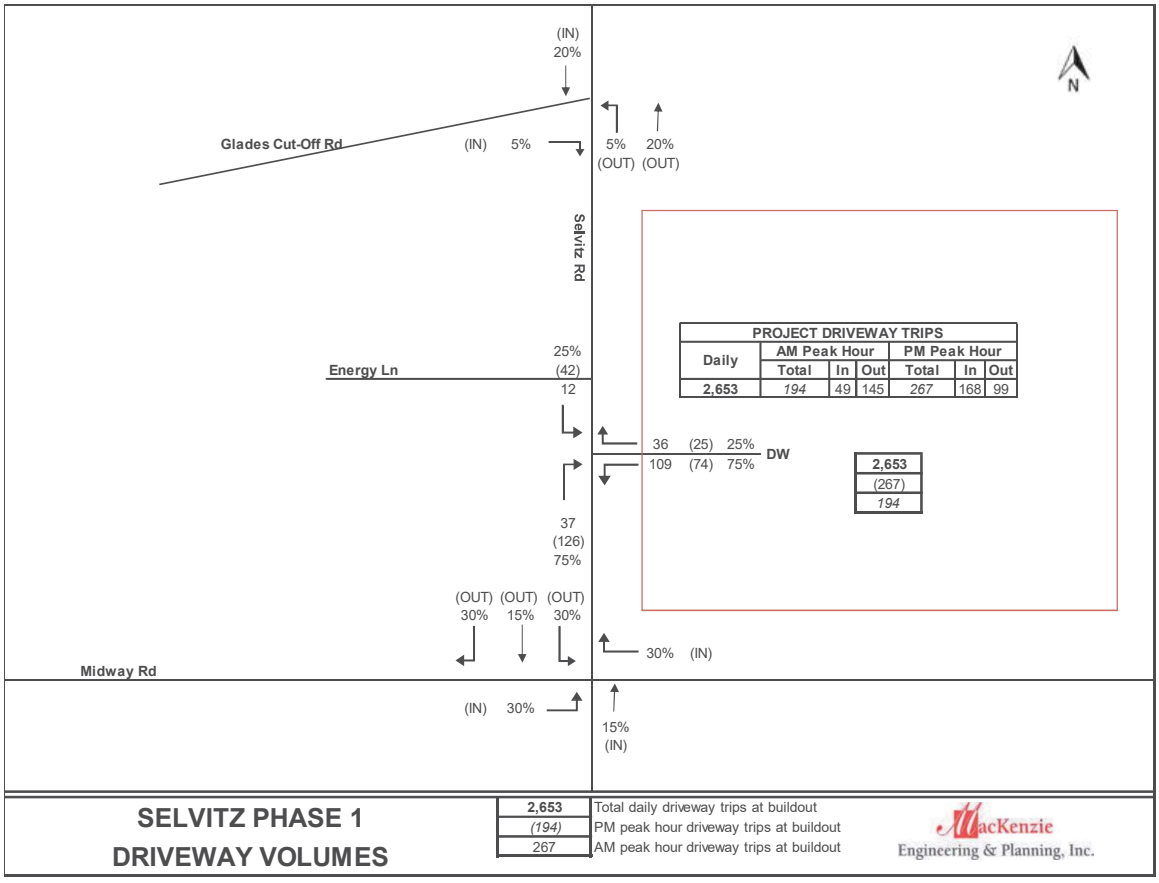
ACCESS

The project site proposes one point of access located about 630 feet south of Energy Lane. The proposed access is as follows:

- Driveway – Full Opening

Driveway laneage is based on the most conservative estimate of projected driveway volumes. Figure 3 shows the proposed project driveway volumes.

Figure 3. Driveway Volumes



Driveway

Ingress Right-Turn Lane

FDOT's Access Manage Guidebook recommends a right-turn lane when right-turn movements exceed 80-125 vehicles per hour during the peak hour for an unsignalized intersection with a posted speed limit 45 mph or less. A right-turn lane into the project is needed at the proposed driveway. A total turn lane length of 185 feet is recommended based on a design speed of 45 MPH.

Ingress Left Turn Lane Analysis

A left-turn lane into the project is warranted based on project 42 left-turns during the peak hour based on an analysis using NCHRP-457 as shown in Figure 4. The posted speed is 40 miles per hour. The turn lane length is recommended to be 235 feet (185 feet of deceleration plus 50 feet of queue storage).

Figure 4. Selvitz Road Left-Turn Lane Warrant Analysis

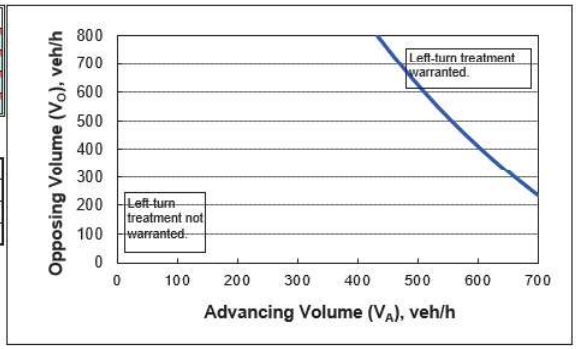
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	40
Percent of left-turns in advancing volume (V_A), %:	6%
Advancing volume (V_A), veh/h:	726
Opposing volume (V_O), veh/h:	608

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	508
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	2.2
Critical headway, s:	4.2
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

MEP evaluated the Selvitz Road & Driveway intersection using HCS 2024. With project traffic, the intersection is projected to operate acceptably with all movements operating under capacity (v/c ratio less than 1.0)

SIGNAL WARRANT ANALYSIS

Signal warrant analysis was performed for the Selvitz Road & Project Driveway intersection. The procedure described in the 2009 Edition of the Manual on Uniform Traffic Control Devices (MUTCD) was employed in the analysis based on the FDOT Manual on Uniform Traffic Studies. The following three warrants were analyzed:

- Warrant 1: Eight-Hour Vehicular Volume
- Warrant 2: Four-Hour Vehicular Volume
- Warrant 3: Peak Hour

Warrants 4, 5, 6, 7, 8, and 9 are not applicable to this situation. Each of the above-mentioned warrants require satisfaction of minimum hourly vehicular volumes along the intersection's major and minor streets.

Selvitz Road & Project Driveway

The major street for this analysis is Selvitz Road and the minor street is Project Driveway. Minor street volumes are estimated based on the hourly traffic distribution of entering and exiting vehicles trips by Land Use 210 (Single Family Detached) (https://itetripgen.org).

The minor street was applied as 1-lane and right-turns were excluded based on the ability to make right-turns. The major street is Selvitz Road and is 1-lane (in each direction). Selvitz Road speed limit is 40 miles per hour. As shown in Exhibits 3 & 4, the hourly volumes at the intersection do not meet the vehicular volume warrants (Warrants 1, 2 or 3). Therefore, a traffic signal is not recommended at this intersection.

CONCLUSION

MacKenzie Engineering & Planning, Inc. was retained to prepare the traffic impacts report for the Selvitz Phase I located at the northeast corner of Selvitz Road & Devine Road, Fort Pierce, FL (PCN: 2432-211-0006-000-3). The applicant proposes to construct 286 single family homes. The build out year is 2029.

The proposed development is expected to generate the following net external and driveway trips:

- 2,653 daily, 194 AM peak hour (49 in/145 out), and 267 PM peak hour (168 in/99 out) trips.

A 235-foot left-turn lane into the project and 185 feet right-turn lane are recommended at the Selvitz Road & Project Driveway intersection.

The project satisfies Fort Pierce transportation concurrency requirements with the addition of the recommended project improvements.

APPENDICES

Exhibit 1. Trip Generation

Exhibit 2. Intersection Analysis

Exhibits 3 & 4. Signal Warrant Analysis

A. St. Lucie County TPO Traffic Counts
B. Site Plan
C. St. Lucie County Transportation Improvement Program (FY 2023/24 – FY 2027/28)
D. FDOT Q/LOS Handbook 2023
E. Institute of Traffic Engineers' (ITE) Report, Trip Generation (11th Edition)
F. Property ID Cards
G. St. Lucie TPO Traffic Counts and Level of Service Report 2024
H. St. Lucie TPO 48 Hour Traffic Volume Summary – Selvitz Road (Count Station 703)
I. St. Lucie County Peak Season Factor Category Report (2023)
J. St. Lucie County Capital Improvement Plan
K. St. Lucie County TPO Volume – County Station 130

EXHIBIT 1

Selvitz Phase I Road Ft. Pierce

Trip Generation

ITE Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	286 DU	2,653	194	49	145	267	168	99
NET PROPOSED TRIPS		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***
Total Proposed Driveway Volumes		***2,653***	***194***	***49***	***145***	***267***	***168***	***99***

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour Equation
Single Family Detached	210	DU	Ln(T) = 0.92 Ln(X) + 2.68	0%	25/75	Ln(T) = 0.91 Ln(X) + 0.12	63/37	Ln(T) = 0.94 Ln(X) + 0.27

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ITE 11th Edition

Selvitz Phase 1

AM PEAKPEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & Selvitz Rd

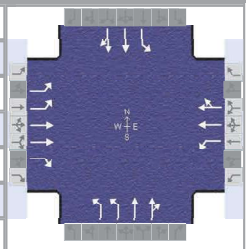
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	1	26	151	34	2	15	133	28	0	51	76	22	7	23	32	34	634
7:15 AM	7:30 AM	0	40	161	31	2	16	148	41	0	43	61	18	3	32	39	39	674
7:30 AM	7:45 AM	0	40	170	52	0	14	152	41	1	44	68	24	2	31	39	41	719
7:45 AM	8:00 AM	0	26	198	51	0	20	149	48	0	65	86	35	4	43	48	58	831
8:00 AM	8:15 AM	0	29	176	66	2	22	133	33	0	47	41	28	1	31	30	41	680
8:15 AM	8:30 AM	0	31	163	68	3	13	136	22	0	59	46	23	1	32	37	38	672
8:30 AM	8:45 AM	1	20	159	44	0	20	149	23	0	54	60	26	5	21	42	39	662
8:45 AM	9:00 AM	1	27	169	45	0	14	148	27	0	50	50	35	1	23	37	33	659
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	135	705	200	4	72	582	163	1	199	256	105	10	137	156	179	2904

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.87 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	135	705	200	4	72	582	163	1	199	256	105	10	137	156	179
Peak Season Factor	0	16	85	24	0	9	70	20	0	24	31	13	1	16	19	21
Adjusted Volumes	0	151	790	224	4	81	652	183	1	223	287	118	11	153	175	200
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	16	82	23	0	8	68	19	0	23	30	12	1	16	18	21
2029 Volumes	**0**	**167**	**872**	**247**	**4**	**89**	**720**	**202**	**1**	**246**	**317**	**130**	**12**	**169**	**193**	**221**
2029 Pre Dev	0	167	872	247	4	89	720	202	1	246	317	130	12	169	193	221
Project Traffic	0	14	0	0	0	0	0	14		0	7	0		44	22	44
2029 Post Dev	**0**	**181**	**872**	**247**	**4**	**89**	**720**	**216**	**1**	**246**	**324**	**130**	**12**	**213**	**215**	**265**
		In						In			In			Out	Out	Out
Project Traffic Assignment	0%	30%	0%	0%	0%	0%	0%	30%	0%	0%	15%	0%	0%	30%	15%	30%

HCS Signalized Intersection Input Data

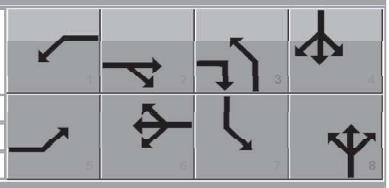
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post AM.xus		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	181	872	247	93	720	216	247	324	130	225	215	265

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.6	2.0		32.6	8.4	4.4	16.9					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.5	0.0		2.5	2.5	0.0	2.5					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	181	872	247	93	720	216	247	324	130	225	215	265
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45	45	45	45	45	40	40	40	40	40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	50.0	20.0	50.0	20.0	30.0	20.0	30.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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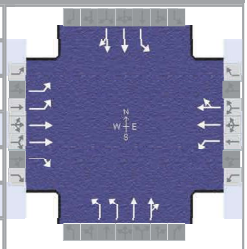
HCS Signalized Intersection Results Summary

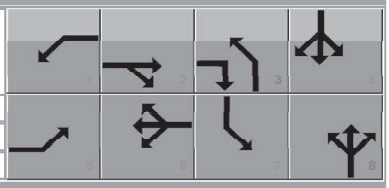
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post AM.xus		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	181	872	247	93	720	216	247	324	130	225	215	265

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.6	2.0	32.6	8.4	4.4	16.9	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.5	0.0	2.5	2.5	0.0	2.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	14.1	41.2	12.1	39.1	14.9	23.4	19.3	27.8
Change Period, ($Y+R_c$), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Allow Headway (*MAH*), s	3.0	3.0	3.0	3.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	7.3	24.3	5.5	27.1	8.0	14.9	12.6	18.6
Green Extension Time (g_e), s	0.3	5.6	0.1	5.5	0.5	1.9	0.3	1.7
Phase Call Probability	0.99	1.00	0.93	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	0.05	0.00	0.07	0.00	0.02	0.02	0.06

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	197	948	268	101	530	488	268	256	237	245	234	288
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1585	1781	1870	1721	1730	1870	1689	1781	1870	1585
Queue Service Time (g_s), s	5.3	22.3	10.8	3.5	25.1	25.1	6.0	12.6	12.9	10.6	10.7	16.6
Cycle Queue Clearance Time (g_c), s	5.3	22.3	10.8	3.5	25.1	25.1	6.0	12.6	12.9	10.6	10.7	16.6
Green Ratio (*g/C*)	0.08	0.36	0.45	0.40	0.34	0.34	0.26	0.18	0.18	0.31	0.22	0.22
Capacity (*c*), veh/h	276	1288	713	244	636	586	504	329	297	351	415	351
Volume-to-Capacity Ratio (*X*)	0.714	0.736	0.377	0.415	0.832	0.833	0.533	0.780	0.799	0.697	0.564	0.820
Back of Queue (*Q*), ft/ln (95 th percentile)	102	346	165	62	411	384	110	244	230	198	210	276
Back of Queue (*Q*), veh/ln (95 th percentile)	4.0	13.6	6.5	2.5	16.2	15.1	4.3	9.6	9.1	7.8	8.3	10.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.42	0.00	0.60	0.27	0.00	0.00	0.31	0.00	0.00	0.79	0.00	0.00
Uniform Delay (d_1), s/veh	43.2	26.7	17.5	21.5	29.2	29.2	29.5	37.8	38.0	27.7	33.3	35.6
Incremental Delay (d_2), s/veh	1.3	0.4	0.1	0.4	2.2	2.4	0.3	1.5	1.9	1.1	0.4	5.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	44.5	27.1	17.7	21.9	31.4	31.6	29.8	39.4	39.9	28.8	33.7	40.7
Level of Service (LOS)	D	C	B	C	C	C	C	D	D	C	C	D
Approach Delay, s/veh / LOS	27.7	C		30.6	C		36.2	D		34.8	C	
Intersection Delay, s/veh / LOS	31.4						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.28	B	2.30	B	2.59	C
Bicycle LOS Score / LOS	1.65	B	1.41	A	1.12	A	1.12	A

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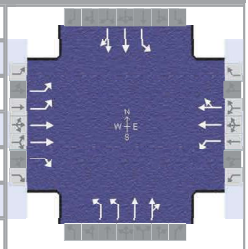
HCS Signalized Intersection Intermediate Values

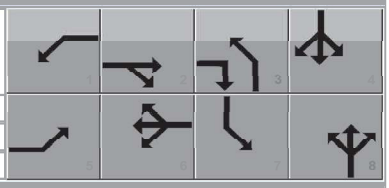
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post AM.xus		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	181	872	247	93	720	216	247	324	130	225	215	265

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.6	2.0	32.6	8.4	4.4	16.9	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.5	0.0	2.5	2.5	0.0	2.5	



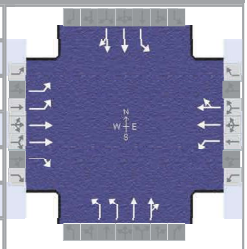
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.920	0.920		0.903	0.903		0.847	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1585	1781	2763	829	3459	2553	1007	1781	1870	1585
Proportion of Vehicles Arriving on Green (P)	0.08	0.36	0.36	0.06	0.34	0.34	0.09	0.18	0.18	0.13	0.22	0.22
Incremental Delay Factor (k)	0.04	0.05	0.04	0.04	0.08	0.08	0.04	0.04	0.04	0.05	0.04	0.12

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Green Ratio (g/C)	0.08	0.36	0.40	0.34	0.26	0.18	0.31	0.22
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	592	0	880	0	904	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	32.7	0.0	16.9	0.0	16.9	0.0
Permitted Service Time (g_u), s	0.0	0.0	10.6	0.0	2.7	0.0	4.0	0.0
Permitted Queue Service Time (g_{ps}), s			4.6		2.6		4.0	
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		8.5						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.119	0.000	0.122	0.000	0.140	0.000	0.135
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	722.50	19.58	680.09	20.90	351.24	32.61	442.92	29.08
Bicycle F_w / F_v	-3.64	1.17	-3.64	0.92	-3.64	0.63	-3.64	0.63

HCS Signalized Intersection Results Graphical Summary

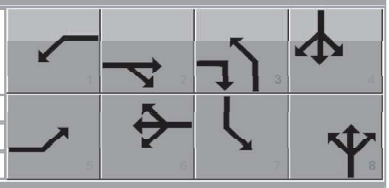
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.92
Urban Street		Analysis Year	2029	Analysis Period	1> 7:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post AM.xus		
Project Description	2029 Post AM				



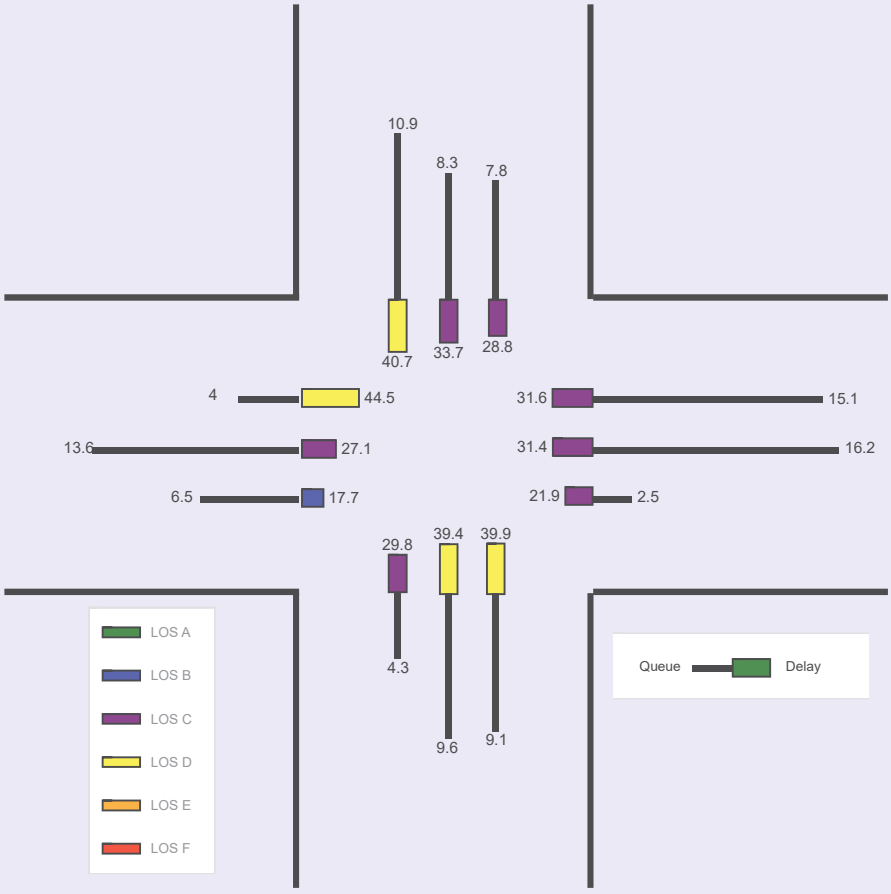
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	181	872	247	93	720	216	247	324	130	225	215	265

Signal Information			
Cycle, s	96.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.6	2.0	32.6	8.4	4.4	16.9	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.5	0.0	2.5	2.5	0.0	2.5	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	102	346	165	62	411	384	110	244	230	198	210	276
Back of Queue (*Q*), veh/ln (95 th percentile)	4.0	13.6	6.5	2.5	16.2	15.1	4.3	9.6	9.1	7.8	8.3	10.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.42	0.00	0.60	0.27	0.00	0.00	0.31	0.00	0.00	0.79	0.00	0.00
Control Delay (*d*), s/veh	44.5	27.1	17.7	21.9	31.4	31.6	29.8	39.4	39.9	28.8	33.7	40.7
Level of Service (LOS)	D	C	B	C	C	C	C	D	D	C	C	D
Approach Delay, s/veh / LOS	27.7	C		30.6	C		36.2	D		34.8	C	
Intersection Delay, s/veh / LOS	31.4						C					



Selvitz Phase 1

PM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Midway Rd & Selvitz Rd

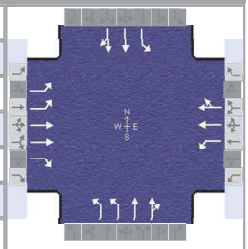
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	3	17	185	82	0	30	152	23	0	35	38	14	2	26	58	29	691
4:15 PM	4:30 PM	0	34	185	64	1	25	143	21	0	56	50	18	2	31	60	30	720
4:30 PM	4:45 PM	0	31	187	78	1	23	156	28	0	47	40	18	7	37	69	41	763
4:45 PM	5:00 PM	1	29	208	58	0	30	147	28	1	46	43	20	3	23	66	30	732
5:00 PM	5:15 PM	1	25	209	90	0	18	139	32	0	30	29	14	4	25	66	23	704
5:15 PM	5:30 PM	0	24	199	74	0	26	155	36	0	41	46	11	1	24	77	27	741
5:30 PM	5:45 PM	0	31	150	77	0	24	126	21	0	42	31	26	3	16	69	29	645
5:45 PM	6:00 PM	0	20	163	59	1	22	131	22	1	41	45	21	0	20	64	28	638
Peak Hour Traffic Volume																		
4:30 PM	5:30 PM	2	109	803	300	1	97	597	124	1	164	158	63	15	109	278	121	2940

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.96 Adjusted PHF 0.95

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	2	109	803	300	1	97	597	124	1	164	158	63	15	109	278	121
Peak Season Factor	0	13	96	36	0	12	72	15	0	20	19	8	2	13	33	15
Adjusted Volumes	2	122	899	336	1	109	669	139	1	184	177	71	17	122	311	136
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	-2	13	94	35	0	11	70	14	0	19	18	7	2	13	32	14
2029 Volumes	**0**	**135**	**993**	**371**	**1**	**120**	**739**	**153**	**1**	**203**	**195**	**78**	**19**	**135**	**343**	**150**
2029 Pre Dev	0	135	993	371	1	120	739	153	1	203	195	78	19	135	343	150
Project Traffic	0	50	0	0	0	0	0	50		0	25	0		29	15	29
2029 Post Dev	**0**	**185**	**993**	**371**	**1**	**120**	**739**	**203**	**1**	**203**	**220**	**78**	**19**	**164**	**358**	**179**
Project Traffic Assignment		In						In			In			Out	Out	Out
	0%	30%	0%	0%	0%	0%	0%	30%	0%	0%	15%	0%	0%	30%	15%	30%

HCS Signalized Intersection Input Data

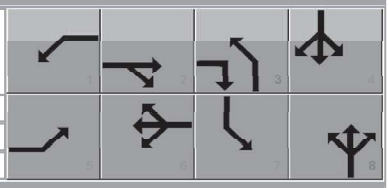
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post PM.xus		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	993	371	121	739	203	204	220	78	183	358	179

Signal Information			
Cycle, s	87.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.8	1.2	30.3	6.8	3.1	14.0	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.5	0.0	2.5	2.5	0.0	2.5	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	993	371	121	739	203	204	220	78	183	358	179
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2	2	2	2		2	2		2	2	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	245	0	275	235	0		350	0		250	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	45	45	45	45	45	45	40	40	40	40	40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	50.0	20.0	50.0	20.0	30.0	20.0	30.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Minimum Green (G_{min}), s	6	6	6	6	6	6	6	6
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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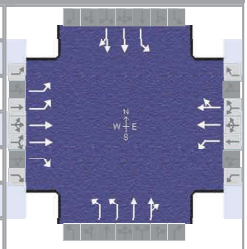
HCS Signalized Intersection Results Summary

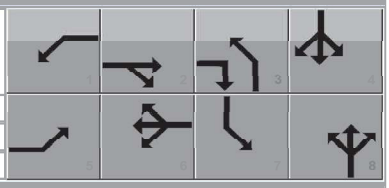
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post PM.xus		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	993	371	121	739	203	204	220	78	183	358	179

Signal Information			
Cycle, s	87.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.8	1.2	30.3	6.8	3.1	14.0
Yellow	4.0	0.0	4.0	4.0	0.0	4.0
Red	2.5	0.0	2.5	2.5	0.0	2.5



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	13.6	38.1	12.3	36.8	13.3	20.5	16.4	23.6
Change Period, ($Y+R_c$), s	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Max Allow Headway (*MAH*), s	3.0	3.0	3.0	3.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	6.8	25.2	5.9	23.7	6.4	9.2	9.7	15.6
Green Extension Time (g_e), s	0.3	6.3	0.2	6.4	0.4	1.6	0.2	1.5
Phase Call Probability	0.99	1.00	0.95	1.00	0.99	1.00	0.99	1.00
Max Out Probability	0.00	0.09	0.00	0.07	0.00	0.00	0.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	195	1045	391	127	515	477	215	161	153	193	297	269
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1781	1585	1781	1870	1731	1730	1870	1705	1781	1870	1661
Queue Service Time (g_s), s	4.8	23.2	16.0	3.9	21.7	21.7	4.4	6.9	7.2	7.7	13.2	13.6
Cycle Queue Clearance Time (g_c), s	4.8	23.2	16.0	3.9	21.7	21.7	4.4	6.9	7.2	7.7	13.2	13.6
Green Ratio (*g/C*)	0.08	0.36	0.44	0.42	0.35	0.35	0.24	0.16	0.16	0.27	0.20	0.20
Capacity (*c*), veh/h	280	1289	697	241	650	602	465	301	275	368	368	326
Volume-to-Capacity Ratio (*X*)	0.694	0.811	0.561	0.528	0.792	0.792	0.462	0.534	0.557	0.524	0.807	0.823
Back of Queue (*Q*), ft/ln (95 th percentile)	91	352	229	69	350	329	80	139	133	143	250	233
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	13.9	9.0	2.7	13.8	12.9	3.2	5.5	5.2	5.6	9.8	9.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.37	0.00	0.83	0.29	0.00	0.00	0.23	0.00	0.00	0.57	0.00	0.00
Uniform Delay (d_1), s/veh	39.1	25.2	18.2	20.4	25.7	25.7	28.1	33.7	33.8	26.2	33.6	33.7
Incremental Delay (d_2), s/veh	1.2	0.6	0.3	0.7	0.8	0.9	0.3	0.5	0.7	0.4	1.6	2.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	40.3	25.8	18.5	21.1	26.5	26.6	28.3	34.2	34.5	26.6	35.2	35.7
Level of Service (LOS)	D	C	B	C	C	C	C	C	C	C	D	D
Approach Delay, s/veh / LOS	25.8	C		25.9	C		31.9	C		33.2	C	
Intersection Delay, s/veh / LOS	28.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.27	B	2.29	B	2.59	C
Bicycle LOS Score / LOS	1.83	B	1.41	A	0.92	A	1.11	A

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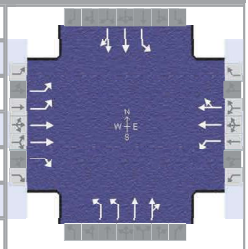
HCS Signalized Intersection Intermediate Values

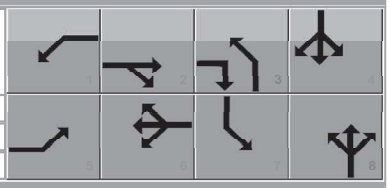
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post PM.xus		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	993	371	121	739	203	204	220	78	183	358	179

Signal Information			
Cycle, s	87.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.8	1.2	30.3	6.8	3.1	14.0
Yellow	4.0	0.0	4.0	4.0	0.0	4.0
Red	2.5	0.0	2.5	2.5	0.0	2.5



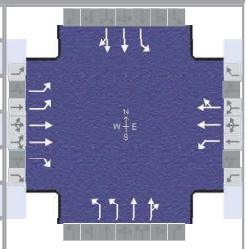
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.925	0.925		0.912	0.912		0.888	0.888
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)	1.00			1.00			1.00			1.00		
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)												
Movement Saturation Flow Rate (s), veh/h	3459	3561	1585	1781	2825	776	3459	2660	916	1781	2366	1165
Proportion of Vehicles Arriving on Green (P)	0.08	0.36	0.36	0.07	0.35	0.35	0.08	0.16	0.16	0.11	0.20	0.20
Incremental Delay Factor (k)	0.04	0.05	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5
Green Ratio (g/C)	0.08	0.36	0.42	0.35	0.24	0.16	0.27	0.20
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	540	0	846	0	1066	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	30.4	0.0	14.1	0.0	14.1	0.0
Permitted Service Time (g_u), s	0.0	0.0	6.5	0.0	1.6	0.0	6.9	0.0
Permitted Queue Service Time (g_{ps}), s			6.5		1.6		1.6	
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1585						
Protected Right Effective Green Time (g_R), s		6.8						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.115	0.000	0.117	0.000	0.137	0.000	0.134
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	723.34	17.79	694.97	18.59	321.64	30.75	392.63	28.21
Bicycle F_w / F_v	-3.64	1.35	-3.64	0.92	-3.64	0.44	-3.64	0.63

HCS Signalized Intersection Results Graphical Summary

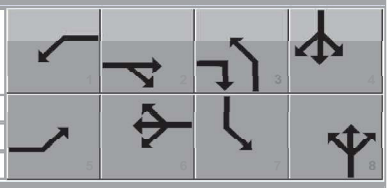
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2029	Analysis Period	1> 16:00
Intersection	Midway Rd & Selvitz Rd	File Name	1. Selvitz Rd & Midway Rd 2029 Post PM.xus		
Project Description	2029 Post PM				



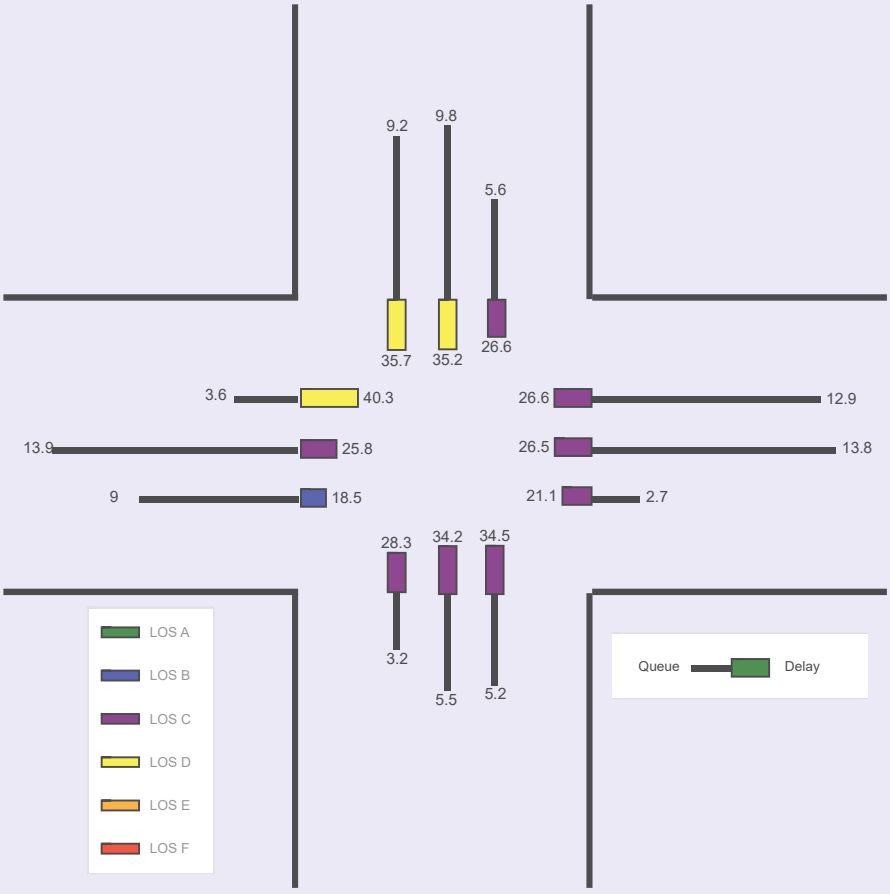
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	993	371	121	739	203	204	220	78	183	358	179

Signal Information			
Cycle, s	87.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.8	1.2	30.3	6.8	3.1	14.0	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.5	0.0	2.5	2.5	0.0	2.5	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)	91	352	229	69	350	329	80	139	133	143	250	233
Back of Queue (*Q*), veh/ln (95 th percentile)	3.6	13.9	9.0	2.7	13.8	12.9	3.2	5.5	5.2	5.6	9.8	9.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.37	0.00	0.83	0.29	0.00	0.00	0.23	0.00	0.00	0.57	0.00	0.00
Control Delay (*d*), s/veh	40.3	25.8	18.5	21.1	26.5	26.6	28.3	34.2	34.5	26.6	35.2	35.7
Level of Service (LOS)	D	C	B	C	C	C	C	C	C	C	D	D
Approach Delay, s/veh / LOS	25.8	C		25.9	C		31.9	C		33.2	C	
Intersection Delay, s/veh / LOS	28.0						C					



Selvitz Phase 1

AM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Glades Cut-Off Rd & Selvitz Rd

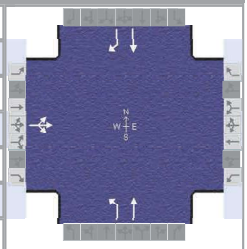
		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	26	0	13	0	0	0	0	0	7	86	0	0	0	79	49	260
7:15 AM	7:30 AM	0	25	0	10	0	0	0	0	0	7	109	0	0	0	88	67	306
7:30 AM	7:45 AM	0	55	0	7	0	0	0	0	0	4	107	0	0	0	99	56	328
7:45 AM	8:00 AM	0	23	0	11	0	0	0	0	0	11	108	0	0	0	98	59	310
8:00 AM	8:15 AM	0	30	0	17	0	0	0	0	0	6	85	0	0	0	89	49	276
8:15 AM	8:30 AM	0	36	0	6	0	0	0	0	0	8	72	0	0	0	89	47	258
8:30 AM	8:45 AM	0	40	0	8	0	0	0	0	0	5	66	0	0	0	75	37	231
8:45 AM	9:00 AM	0	30	0	9	0	0	0	0	0	5	89	0	0	0	54	46	233
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	133	0	45	0	0	0	0	0	28	409	0	0	0	374	231	1220

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.93 Adjusted PHF 0.93

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	133	0	45	0	0	0	0	0	28	409	0	0	0	374	231
Peak Season Factor	0	16	0	5	0	0	0	0	0	3	49	0	0	0	45	28
Adjusted Volumes	0	149	0	50	0	0	0	0	0	31	458	0	0	0	419	259
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	16	0	5	0	0	0	0	0	3	48	0	0	0	44	27
2029 Volumes	**0**	**165**	**0**	**55**	**0**	**0**	**0**	**0**	**0**	**34**	**506**	**0**	**0**	**0**	**463**	**286**
2029 Pre Dev	0	165	0	55	0	0	0	0	0	34	506	0	0	0	463	286
Project Traffic	0	0	0	2	0	0	0	0		7	29	0		0	10	0
2029 Post Dev	**0**	**165**	**0**	**57**	**0**	**0**	**0**	**0**	**0**	**41**	**535**	**0**	**0**	**0**	**473**	**286**
				In						Out	Out				In	
Project Traffic Assignment	0%	0%	0%	5%	0%	0%	0%	0%	0%	5%	20%	0%	0%	0%	20%	0%

HCS Signalized Intersection Input Data

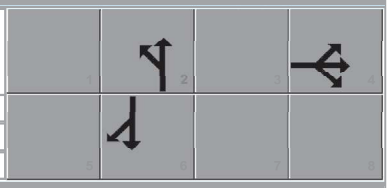
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM ….		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	57				41	535			473	286

Signal Information			
Cycle, s	32.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	13.6	6.0	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	57				41	535			473	286
Initial Queue (Q_b), veh/h	0	0	0				0	0			0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900				1900	1900			1900	1900
Parking (N_m), man/h		None						None			None	
Heavy Vehicles (P_{HV}), %		2					2	2			2	2
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	0
Buses (N_b), buses/h	0	0	0				0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3				3	3			3	3
Upstream Filtering (*I*)	1.00	1.00	1.00				1.00	1.00			1.00	1.00
Lane Width (*W*), ft		12.0					12.0	12.0			12.0	12.0
Turn Bay Length, ft		0					0	0			0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	40	40	40				40	40			40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		30.0				120.0		100.0
Yellow Change Interval (*Y*), s		4.0				4.0		4.0
Red Clearance Interval (R_c), s		2.5				2.5		2.5
Minimum Green (G_{min}), s		6				6		6
Start-Up Lost Time (*l1*), s	2.0	2.0			2.0	2.0		2.0
Extension of Effective Green (*e*), s	2.0	2.0			2.0	2.0		2.0
Passage (*PT*), s		2.0				2.0		2.0
Recall Mode		Off				Min		Min
Dual Entry		Yes				Yes		Yes
Walk (*Walk*), s		0.0		0.0				0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0				0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0				0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0				9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No		0		0.0		No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0				12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No				0.50		No	0.50	

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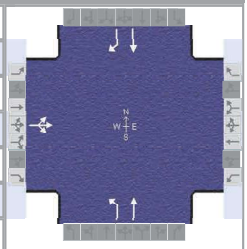
HCS Signalized Intersection Results Summary

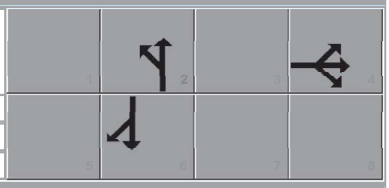
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM ….		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	57				41	535			473	286

Signal Information			
Cycle, s	32.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	13.6	6.0	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4				2		6
Case Number		12.0				6.0		7.0
Phase Duration, s		12.5				20.1		20.1
Change Period, ($Y+R_c$), s		6.5				6.5		6.5
Max Allow Headway (*MAH*), s		3.1				3.1		3.1
Queue Clearance Time (g_s), s		6.3				10.5		9.1
Green Extension Time (g_e), s		0.4				3.1		3.1
Phase Call Probability		0.89				1.00		1.00
Max Out Probability		0.00				0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14				5	2			6	16
Adjusted Flow Rate (*v*), veh/h		239					44	575			509	308
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1726					891	1870			1870	1585
Queue Service Time (g_s), s		4.3					1.4	8.5			7.1	4.6
Cycle Queue Clearance Time (g_c), s		4.3					8.4	8.5			7.1	4.6
Green Ratio (*g/C*)		0.18					0.42	0.42			0.42	0.42
Capacity (*c*), veh/h		318					402	782			782	663
Volume-to-Capacity Ratio (*X*)		0.750					0.110	0.736			0.650	0.464
Back of Queue (*Q*), ft/ln (95 th percentile)		57					8	80			66	36
Back of Queue (*Q*), veh/ln (95 th percentile)		2.2					0.3	3.1			2.6	1.4
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		12.6					10.9	8.0			7.6	6.9
Incremental Delay (d_2), s/veh		1.3					0.0	0.5			0.3	0.2
Initial Queue Delay (d_3), s/veh		0.0					0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		14.0					11.0	8.5			7.9	7.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.0	B		0.0			8.7	A		7.6	A	
Intersection Delay, s/veh / LOS	8.9						A					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.35	A	1.64	B
Bicycle LOS Score / LOS	0.88	A			1.51	B	1.83	B

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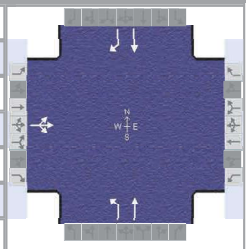
HCS Signalized Intersection Intermediate Values

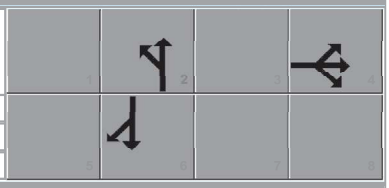
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM ….		
Project Description	2029 Post AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	57				41	535			473	286

Signal Information			
Cycle, s	32.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	13.6	6.0	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



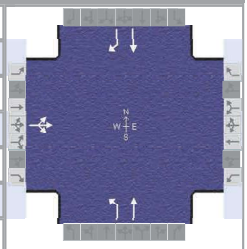
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.984	1.000				0.984	0.984	1.000	1.000	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.923	0.923					0.469	0.000		1.000	1.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.000					1.000	1.000		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000						1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000						1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)												
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)							1.00			1.00		
Movement Saturation Flow Rate (s), veh/h	1283	0	443				891	1870	0	0	1870	1585
Proportion of Vehicles Arriving on Green (P)	0.18	0.00	0.18	0.00	0.00	0.00	0.42	0.42	0.00	0.00	0.42	0.42
Incremental Delay Factor (k)		0.04					0.04	0.04			0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		4.0				6.5		6.5
Green Ratio (g/C)		0.18				0.42		0.42
Permitted Saturation Flow Rate (s_p), veh/h/ln		0				891		851
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s		0.0				13.7		0.0
Permitted Service Time (g_u), s		0.0				6.7		0.0
Permitted Queue Service Time (g_{ps}), s						1.4		
Time to First Blockage (g_f), s		0.0				0.0		13.7
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								0
Protected Right Effective Green Time (g_R), s								0.0

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	0.681	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.112	0.000	0.112	0.000	0.069	0.000	0.069
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	-460.22	24.66	-306.82	21.68	835.19	5.53	835.15	5.53
Bicycle F_w / F_v	-3.64	0.39	-3.64		-3.64	1.02	-3.64	1.35

HCS Signalized Intersection Results Graphical Summary

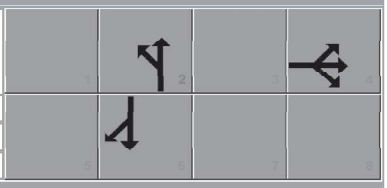
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.93
Urban Street		Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post AM ….		
Project Description	2029 Post AM				



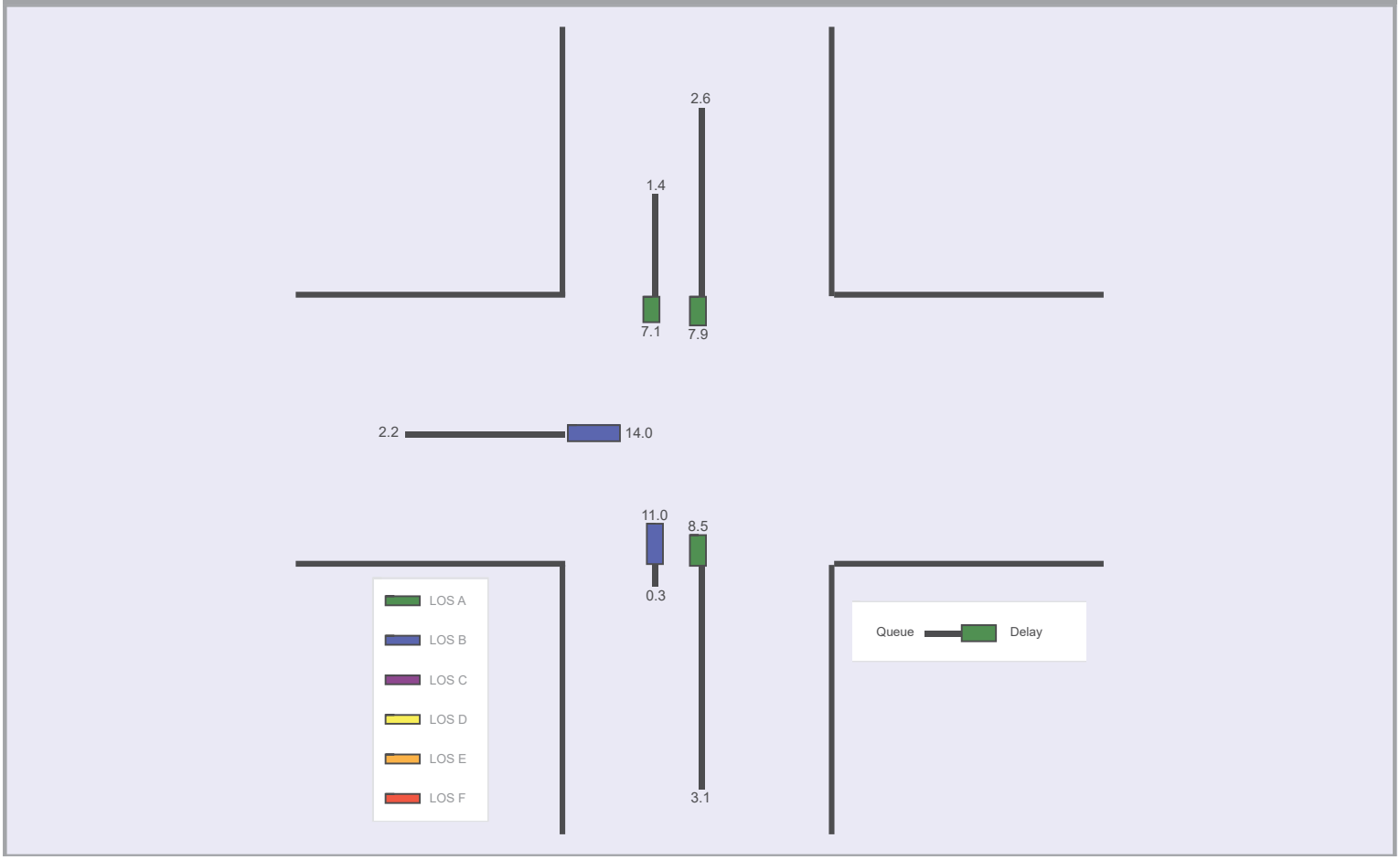
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	165	0	57				41	535			473	286

Signal Information			
Cycle, s	32.6	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	13.6	6.0	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)		57					8	80			66	36
Back of Queue (*Q*), veh/ln (95 th percentile)		2.2					0.3	3.1			2.6	1.4
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Control Delay (*d*), s/veh		14.0					11.0	8.5			7.9	7.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.0	B		0.0			8.7	A		7.6	A	
Intersection Delay, s/veh / LOS	8.9						A					



Selvitz Phase 1

PM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Glades Cut-Off Rd & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	54	0	14	0	0	0	0	0	9	73	0	0	0	81	68	299
4:15 PM	4:30 PM	0	47	0	12	0	0	0	0	0	15	98	0	0	0	79	63	314
4:30 PM	4:45 PM	0	61	0	9	0	0	0	0	0	9	97	0	0	0	75	57	308
4:45 PM	5:00 PM	0	67	0	9	0	0	0	0	0	4	95	0	0	0	90	40	305
5:00 PM	5:15 PM	0	44	0	5	0	0	0	0	0	13	100	0	0	0	100	50	312
5:15 PM	5:30 PM	0	58	0	3	0	0	0	0	0	2	88	0	0	0	62	50	263
5:30 PM	5:45 PM	0	52	0	5	0	0	0	0	0	5	93	0	0	0	93	63	311
5:45 PM	6:00 PM	0	51	0	1	0	0	0	0	0	6	71	0	0	0	76	44	249
Peak Hour Traffic Volume																		
4:15 PM	5:15 PM	0	219	0	35	0	0	0	0	0	41	390	0	0	0	344	210	1239

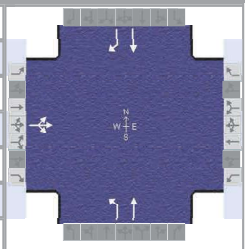
Count Taken:	10/16/2024
Buildout year:	2029
Growth Rate:	2.00%
PSCF	1.12
PHF	0.99

Adjusted PHF 0.95

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	219	0	35	0	0	0	0	0	41	390	0	0	0	344	210
Peak Season Factor	0	26	0	4	0	0	0	0	0	5	47	0	0	0	41	25
Adjusted Volumes	0	245	0	39	0	0	0	0	0	46	437	0	0	0	385	235
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	25	0	4	0	0	0	0	0	5	45	0	0	0	40	24
2029 Volumes	**0**	**270**	**0**	**43**	**0**	**0**	**0**	**0**	**0**	**51**	**482**	**0**	**0**	**0**	**425**	**259**
2029 Pre Dev	0	270	0	43	0	0	0	0	0	51	482	0	0	0	425	259
Project Traffic	0	0	0	8	0	0	0	0		5	20	0		0	34	0
2029 Post Dev	**0**	**270**	**0**	**51**	**0**	**0**	**0**	**0**	**0**	**56**	**502**	**0**	**0**	**0**	**459**	**259**
Project Traffic Assignment				In						Out	Out				In	
	0%	0%	0%	5%	0%	0%	0%	0%	0%	5%	20%	0%	0%	0%	20%	0%

HCS Signalized Intersection Input Data

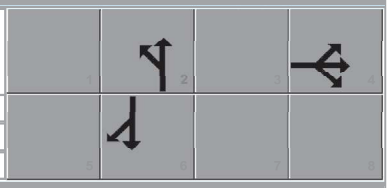
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM.…		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	51				56	502			459	259

Signal Information			
Cycle, s	36.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.6	8.9	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	51				56	502			459	259
Initial Queue (Q_b), veh/h	0	0	0				0	0			0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900				1900	1900			1900	1900
Parking (N_m), man/h		None						None			None	
Heavy Vehicles (P_{HV}), %		2					2	2			2	2
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	0
Buses (N_b), buses/h	0	0	0				0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3				3	3			3	3
Upstream Filtering (*I*)	1.00	1.00	1.00				1.00	1.00			1.00	1.00
Lane Width (*W*), ft		12.0					12.0	12.0			12.0	12.0
Turn Bay Length, ft		0					0	0			0	0
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	40	40	40				40	40			40	40

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		30.0				120.0		100.0
Yellow Change Interval (*Y*), s		4.0				4.0		4.0
Red Clearance Interval (R_c), s		2.5				2.5		2.5
Minimum Green (G_{min}), s		6				6		6
Start-Up Lost Time (*l*t), s	2.0	2.0			2.0	2.0		2.0
Extension of Effective Green (*e*), s	2.0	2.0			2.0	2.0		2.0
Passage (*PT*), s		2.0				2.0		2.0
Recall Mode		Off				Min		Min
Dual Entry		Yes				Yes		Yes
Walk (*Walk*), s		0.0		0.0				0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0				0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0				0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0				9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No		0		0.0		No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0				12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No				0.50		No	0.50	

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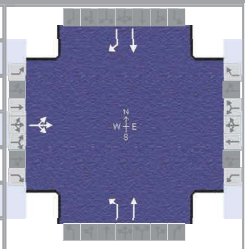
HCS Signalized Intersection Results Summary

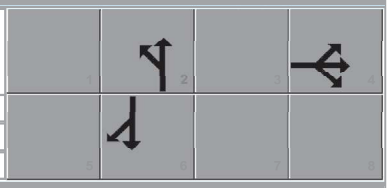
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM.…		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	51				56	502			459	259

Signal Information			
Cycle, s	36.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.6	8.9	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4				2		6
Case Number		12.0				6.0		7.0
Phase Duration, s		15.4				21.1		21.1
Change Period, ($Y+R_c$), s		6.5				6.5		6.5
Max Allow Headway (*MAH*), s		3.1				3.1		3.1
Queue Clearance Time (g_s), s		8.6				11.8		9.6
Green Extension Time (g_e), s		0.6				2.9		2.9
Phase Call Probability		0.97				1.00		1.00
Max Out Probability		0.00				0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14				5	2			6	16
Adjusted Flow Rate (*v*), veh/h		338					59	528			483	273
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1747					912	1870			1870	1585
Queue Service Time (g_s), s		6.6					2.0	8.6			7.6	4.6
Cycle Queue Clearance Time (g_c), s		6.6					9.8	8.6			7.6	4.6
Green Ratio (*g/C*)		0.24					0.40	0.40			0.40	0.40
Capacity (*c*), veh/h		428					368	746			746	632
Volume-to-Capacity Ratio (*X*)		0.789					0.160	0.709			0.648	0.431
Back of Queue (*Q*), ft/ln (95 th percentile)		90					14	98			86	43
Back of Queue (*Q*), veh/ln (95 th percentile)		3.5					0.6	3.8			3.4	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Uniform Delay (d_1), s/veh		12.9					12.9	9.2			8.9	8.0
Incremental Delay (d_2), s/veh		1.2					0.1	0.5			0.4	0.2
Initial Queue Delay (d_3), s/veh		0.0					0.0	0.0			0.0	0.0
Control Delay (*d*), s/veh		14.1					13.0	9.7			9.3	8.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.1	B		0.0			10.0	A		8.9	A	
Intersection Delay, s/veh / LOS	10.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.36	A	1.65	B
Bicycle LOS Score / LOS	1.05	A			1.46	A	1.73	B

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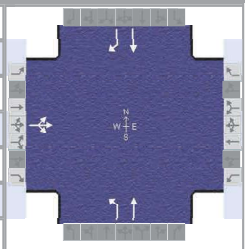
HCS Signalized Intersection Intermediate Values

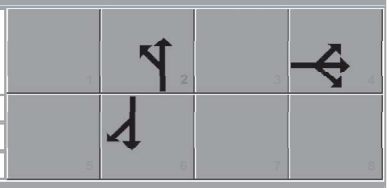
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM.…		
Project Description	2029 Post PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	51				56	502			459	259

Signal Information			
Cycle, s	36.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.6	8.9	0.0	0.0	0.0	0.0						
Yellow	4.0	4.0	0.0	0.0	0.0	0.0						
Red	2.5	2.5	0.0	0.0	0.0	0.0						



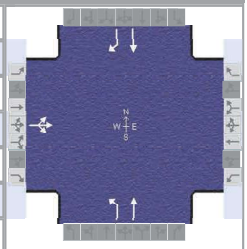
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicles and Grade Factor (f_{HVg})	1.000	0.984	1.000				0.984	0.984	1.000	1.000	0.984	0.984
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	0.000	0.000	0.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.934	0.934					0.480	0.000		1.000	1.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.000					1.000	1.000		0.000	0.847
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000						1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000						1.000			1.000
Work Zone Adjustment Factor (f_{wz})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
DDI Factor (f_{DDI})	1.000	1.000	1.000				1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Prot. CAV Adj. Factor ($f_{CAV,prot}$)												
Left-Turn Perm. CAV Adj. Factor ($f_{CAV,perm}$)							1.00			1.00		
Movement Saturation Flow Rate (s), veh/h	1469	0	278				912	1870	0	0	1870	1585
Proportion of Vehicles Arriving on Green (P)	0.25	0.00	0.25	0.00	0.00	0.00	0.40	0.40	0.00	0.00	0.40	0.40
Incremental Delay Factor (k)		0.04					0.04	0.04			0.04	0.04

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		4.0				6.5		6.5
Green Ratio (g/C)		0.24				0.40		0.40
Permitted Saturation Flow Rate (s_p), veh/h/ln		0				912		889
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s		0.0				14.5		0.0
Permitted Service Time (g_u), s		0.0				6.8		0.0
Permitted Queue Service Time (g_{ps}), s						2.0		
Time to First Blockage (g_f), s		0.0				0.0		14.5
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								0
Protected Right Effective Green Time (g_R), s								0.0

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	1.198	0.000	0.681	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.116	0.000	0.116	0.000	0.076	0.000	0.076
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	-410.85	26.53	-273.90	23.60	798.59	6.59	798.56	6.59
Bicycle F_w / F_v	-3.64	0.56	-3.64		-3.64	0.97	-3.64	1.25

HCS Signalized Intersection Results Graphical Summary

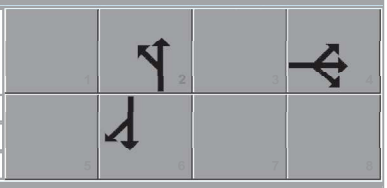
General Information				Intersection Information	
Agency	MEP			Duration, h	0.250
Analyst	MEP	Analysis Date	10/29/2024	Area Type	Other
Jurisdiction		Time Period		PHF	0.95
Urban Street		Analysis Year	2024	Analysis Period	1> 16:00
Intersection	Selvitz Rd & Glades Cut…	File Name	2. Selvitz Rd & Glades Cut-Off Rd 2029 Post PM.…		
Project Description	2029 Post PM				



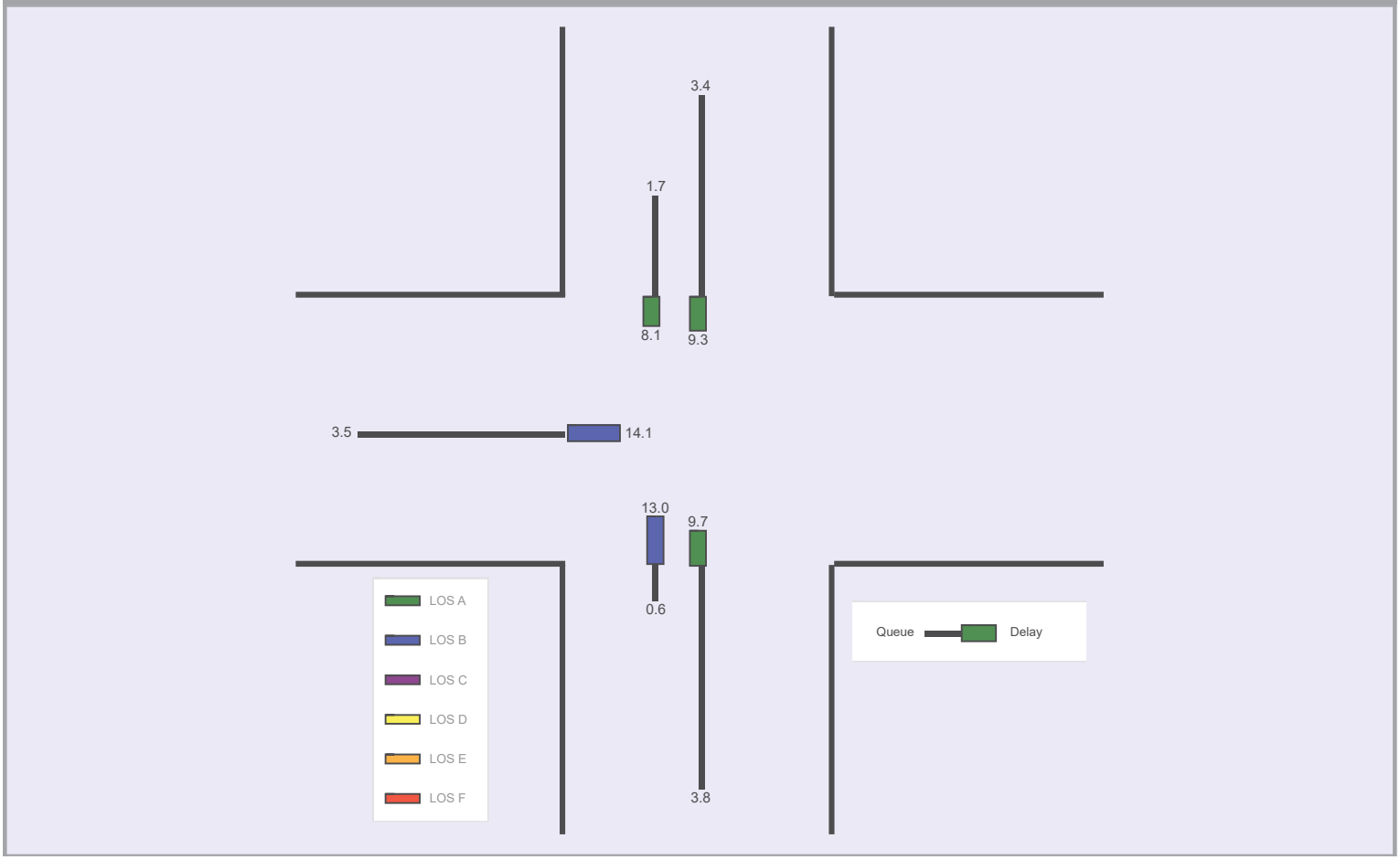
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	270	0	51				56	502			459	259

Signal Information			
Cycle, s	36.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	14.6	8.9	0.0	0.0	0.0	0.0	
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	
Red	2.5	2.5	0.0	0.0	0.0	0.0	



Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)		90					14	98			86	43
Back of Queue (*Q*), veh/ln (95 th percentile)		3.5					0.6	3.8			3.4	1.7
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00					0.00	0.00			0.00	0.00
Control Delay (*d*), s/veh		14.1					13.0	9.7			9.3	8.1
Level of Service (LOS)		B					B	A			A	A
Approach Delay, s/veh / LOS	14.1	B		0.0			10.0	A		8.9	A	
Intersection Delay, s/veh / LOS	10.3						B					



Selvitz Phase 1

AM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Energy Ln & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	2	0	0	0	0	0	0	0	1	67	0	0	0	98	0	168
7:15 AM	7:30 AM	0	1	0	1	0	0	0	0	0	1	94	0	0	0	83	0	180
7:30 AM	7:45 AM	0	1	0	2	0	0	0	0	0	0	98	0	0	0	103	1	205
7:45 AM	8:00 AM	0	6	0	1	0	0	0	0	0	0	72	0	0	0	83	1	163
8:00 AM	8:15 AM	0	9	0	1	0	0	0	0	0	0	90	0	0	0	100	1	201
8:15 AM	8:30 AM	0	2	0	1	0	0	0	0	0	0	80	0	0	0	88	0	171
8:30 AM	8:45 AM	0	5	0	7	0	0	0	0	0	0	60	0	0	0	92	0	164
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	1	64	0	0	0	90	1	156
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	17	0	5	0	0	0	0	0	1	354	0	0	0	369	3	749

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.91 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	17	0	5	0	0	0	0	0	1	354	0	0	0	369	3
Peak Season Factor	0	2	0	1	0	0	0	0	0	0	42	0	0	0	44	0
Adjusted Volumes	0	19	0	6	0	0	0	0	0	1	396	0	0	0	413	3
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	2	0	1	0	0	0	0	0	0	41	0	0	0	43	0
2029 Volumes	**0**	**21**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**1**	**437**	**0**	**0**	**0**	**456**	**3**
2029 Pre Dev	0	21	0	7	0	0	0	0	0	1	437	0	0	0	456	3
Project Traffic	0	0	0	0	0	0	0	0		0	36	0		0	12	0
2029 Post Dev	**0**	**21**	**0**	**7**	**0**	**0**	**0**	**0**	**0**	**1**	**473**	**0**	**0**	**0**	**468**	**3**
											Out				In	
Project Traffic Assignment	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	0%	0%	0%	25%	0%

HCS Two-Way Stop-Control Report

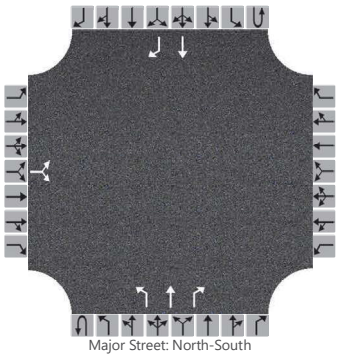
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Post Development AM

Site Information

Intersection	Selvitz Road & Energy Lane
Jurisdiction	
East/West Street	Selvitz Road
North/South Street	Energy Lane
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	1	0	0	1	1
Configuration			LR							L	T	R			T	R
Volume (veh/h)		21		7						1	437	0			468	3
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized									No				No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.12		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			30							1						
Capacity, c (veh/h)			266							1053						
v/c Ratio			0.11							0.00						
95% Queue Length, Q_{95} (veh)			0.4							0.0						
95% Queue Length, Q_{95} (ft)			10.2							0.0						
Control Delay (s/veh)			20.2							8.4						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)	20.2								0.0							
Approach LOS	C								A							

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Selvitz Phase 1

PM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

Energy Ln & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	1	0	2	0	0	0	0	0	5	96	0	0	0	78	3	185
4:15 PM	4:30 PM	0	0	0	0	0	0	0	0	0	1	104	0	0	0	85	3	193
4:30 PM	4:45 PM	0	1	0	1	0	0	0	0	0	1	115	0	0	0	95	1	214
4:45 PM	5:00 PM	0	2	0	1	0	0	0	0	0	5	117	0	0	0	94	0	219
5:00 PM	5:15 PM	0	0	0	3	0	0	0	0	0	1	80	0	0	0	80	5	169
5:15 PM	5:30 PM	0	1	0	1	0	0	0	0	0	0	72	0	0	0	72	2	148
5:30 PM	5:45 PM	0	0	0	1	0	0	0	0	0	2	59	0	0	0	63	2	127
5:45 PM	6:00 PM	0	0	0	1	0	0	0	0	0	1	85	0	0	0	54	0	141
Peak Hour Traffic Volume																		
4:00 PM	5:00 PM	0	4	0	4	0	0	0	0	0	12	432	0	0	0	352	7	811

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.93 Adjusted PHF 0.93

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	4	0	4	0	0	0	0	0	12	432	0	0	0	352	7
Peak Season Factor	0	0	0	0	0	0	0	0	0	1	52	0	0	0	42	1
Adjusted Volumes	0	4	0	4	0	0	0	0	0	13	484	0	0	0	394	8
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	0	0	0	0	0	0	0	0	1	50	0	0	0	41	1
2029 Volumes	**0**	**4**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**14**	**534**	**0**	**0**	**0**	**435**	**9**
2029 Pre Dev	0	4	0	4	0	0	0	0	0	14	534	0	0	0	435	9
Project Traffic	0	0	0	0	0	0	0	0		0	25	0		0	42	0
2029 Post Dev	**0**	**4**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**14**	**559**	**0**	**0**	**0**	**477**	**9**
Project Traffic Assignment											Out				In	
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	0%	0%	0%	25%	0%

HCS Two-Way Stop-Control Report

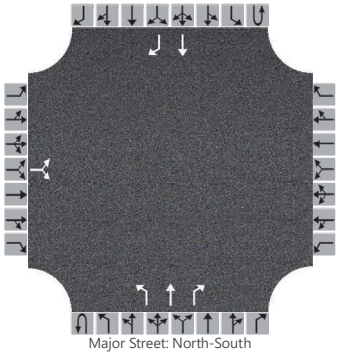
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Post Development PM

Site Information

Intersection	Selvitz Road & Energy Lane
Jurisdiction	
East/West Street	Selvitz Road
North/South Street	Energy Lane
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	1	0	0	1	1
Configuration			LR							L	T	R			T	R
Volume (veh/h)		4		4						14	559	0			477	9
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized									No				No			
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		7.12		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			9							15						
Capacity, c (veh/h)			266							1044						
v/c Ratio			0.03							0.01						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
95% Queue Length, Q_{95} (ft)			2.5							0.0						
Control Delay (s/veh)			19.0							8.5						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)	19.0								0.2							
Approach LOS	C								A							

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Selvitz Phase 1

AM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

DW & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
7:00 AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	68	0	0	0	98	0	166
7:15 AM	7:30 AM	0	0	0	0	0	0	0	0	0	0	95	0	0	0	84	0	179
7:30 AM	7:45 AM	0	0	0	0	0	0	0	0	0	0	98	0	0	0	105	0	203
7:45 AM	8:00 AM	0	0	0	0	0	0	0	0	0	0	72	0	0	0	84	0	156
8:00 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	90	0	0	0	101	0	191
8:15 AM	8:30 AM	0	0	0	0	0	0	0	0	0	0	80	0	0	0	89	0	169
8:30 AM	8:45 AM	0	0	0	0	0	0	0	0	0	0	60	0	0	0	99	0	159
8:45 AM	9:00 AM	0	0	0	0	0	0	0	0	0	0	65	0	0	0	90	0	155
Peak Hour Traffic Volume																		
7:15 AM	8:15 AM	0	0	0	0	0	0	0	0	0	0	355	0	0	0	374	0	729

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.90 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	0	0	0	0	0	0	0	0	0	355	0	0	0	374	0
Peak Season Factor	0	0	0	0	0	0	0	0	0	0	43	0	0	0	45	0
Adjusted Volumes	0	0	0	0	0	0	0	0	0	0	398	0	0	0	419	0
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	0	0	0	0	0	0	0	0	0	41	0	0	0	44	0
2029 Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**439**	**0**	**0**	**0**	**463**	**0**
2029 Pre Dev	0	0	0	0	0	0	0	0	0	0	439	0	0	0	463	0
Project Traffic	0	0	0	0	0	109	0	36		0	0	36		12	0	0
2029 Post Dev	**0**	**0**	**0**	**0**	**0**	**109**	**0**	**36**	**0**	**0**	**439**	**36**	**0**	**12**	**463**	**0**
						Out		Out				In		In		
Project Traffic Assignment	0%	0%	0%	0%	0%	75%	0%	25%	0%	0%	0%	75%	0%	25%	0%	0%

HCS Two-Way Stop-Control Report

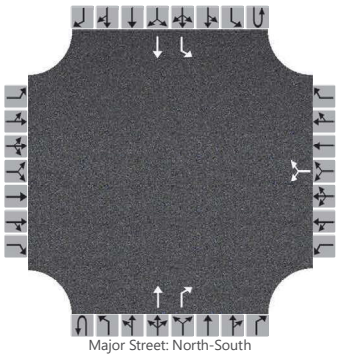
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Post Development AM

Site Information

Intersection	Selvitz Road & DW
Jurisdiction	
East/West Street	Selvitz Road
North/South Street	DW
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	1	0	1	1	0
Configuration							LR				T	R		L	T	
Volume (veh/h)						109		36			437	36		12	463	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized										No						
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							158							13		
Capacity, c (veh/h)							307							1051		
v/c Ratio							0.51							0.01		
95% Queue Length, Q_{95} (veh)							2.8							0.0		
95% Queue Length, Q_{95} (ft)							71.1							0.0		
Control Delay (s/veh)							28.5							8.5		
Level of Service (LOS)							D							A		
Approach Delay (s/veh)						28.5								0.2		
Approach LOS						D								A		

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Selvitz Phase 1

PM PEAK PEAK HOUR TURNING MOVEMENTS

EXHIBIT 2

DW & Selvitz Rd

		ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr	totals
4:00 PM	4:15 PM	0	0	0	0	0	0	0	0	0	0	101	0	0	0	80	0	181
4:15 PM	4:30 PM	0	0	0	0	0	0	0	0	0	0	105	0	0	0	85	0	190
4:30 PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	116	0	0	0	96	0	212
4:45 PM	5:00 PM	0	0	0	0	0	0	0	0	0	0	122	0	0	0	95	0	217
5:00 PM	5:15 PM	0	0	0	0	0	0	0	0	0	0	81	0	0	0	83	0	164
5:15 PM	5:30 PM	0	0	0	0	0	0	0	0	0	0	72	0	0	0	73	0	145
5:30 PM	5:45 PM	0	0	0	0	0	0	0	0	0	0	61	0	0	0	64	0	125
5:45 PM	6:00 PM	0	0	0	0	0	0	0	0	0	0	86	0	0	0	55	0	141
Peak Hour Traffic Volume																		
4:00 PM	5:00 PM	0	0	0	0	0	0	0	0	0	0	444	0	0	0	356	0	800

Count Taken: 10/16/2024
Buildout year: 2029
Growth Rate: 2.00%
PSCF 1.12
PHF 0.92 Adjusted PHF 0.92

	ebu	ebl	ebt	ebr	wbu	wbl	wbt	wbr	nbu	nbl	nbt	nbr	sbu	sbl	sbt	sbr
10/16/2024	0	0	0	0	0	0	0	0	0	0	444	0	0	0	356	0
Peak Season Factor	0	0	0	0	0	0	0	0	0	0	53	0	0	0	43	0
Adjusted Volumes	0	0	0	0	0	0	0	0	0	0	497	0	0	0	399	0
	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
2029 Growth 2%	0	0	0	0	0	0	0	0	0	0	52	0	0	0	42	0
2029 Volumes	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**549**	**0**	**0**	**0**	**441**	**0**
2029 Pre Dev	0	0	0	0	0	0	0	0	0	0	549	0	0	0	441	0
Project Traffic	0	0	0	0	0	74	0	25		0	0	126		42	0	0
2029 Post Dev	**0**	**0**	**0**	**0**	**0**	**74**	**0**	**25**	**0**	**0**	**549**	**126**	**0**	**42**	**441**	**0**
Project Traffic Assignment						Out		Out				In		In		
	0%	0%	0%	0%	0%	75%	0%	25%	0%	0%	0%	75%	0%	25%	0%	0%

HCS Two-Way Stop-Control Report

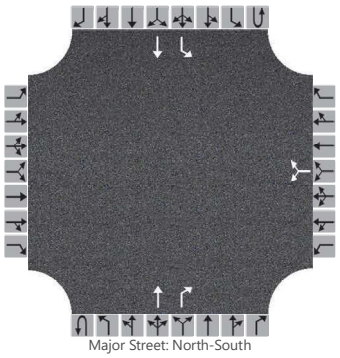
General Information

Analyst	MEP
Agency/Co.	MEP
Date Performed	10/29/2024
Analysis Year	2029
Time Analyzed	
Intersection Orientation	North-South
Project Description	2029 Post Development PM

Site Information

Intersection	Selvitz Road & DW
Jurisdiction	
East/West Street	Selvitz Road
North/South Street	DW
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	1	0	1	1	0
Configuration							LR				T	R		L	T	
Volume (veh/h)						74		25			549	126		42	441	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized										No						
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.42		6.22						4.12		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							108							46		
Capacity, c (veh/h)							239							871		
v/c Ratio							0.45							0.05		
95% Queue Length, Q_{95} (veh)							2.2							0.2		
95% Queue Length, Q_{95} (ft)							55.9							5.1		
Control Delay (s/veh)							31.9							9.4		
Level of Service (LOS)							D							A		
Approach Delay (s/veh)						31.9								0.8		
Approach LOS						D								A		

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EXHITIBT 3
SELVITZ ROAD & DRIVEWAY
SIGNAL WARRANT ANALYSIS VOLUME DEVELOPMENT

TIME PERIOD	HOURLY DISTRIBUTION OF TRAFFIC ITE 210		2,653 Single Family Detached ITE 210		TOTAL PROJECT ESTIMATED HOURLY TRAFFIC		TURNING MOVEMENTS AT SELVITZ ROAD		MINOR STREET APPROACH VOLUME		SELVITZ ROAD TRAFFIC COUNTS (1/23/2024) (GROWTH RATE 2.0%)				MAJOR STREET SELVITZ ROAD 2029 TOTAL TRAFFIC		
	Average Wkdy		Average Wkdy		Average Wkdy		Average Wkdy		WBL		2024 Existing Traffic		2029 Background Traffic		Total Traffic		
	% of 24-hour		Volume	Volume	Volume	Volume	Northbound Entering	Southbound Entering	WBL		Northbound	Southbound	Northbound	Southbound	Northbound	Southbound	N/S bound
	Entering	Exiting	Entering	Exiting	Entering	Exiting	75%	25%	75%	TOTAL	Approach	Approach	Approach	Approach	Approach	Approach	Approaches
6 - 7 AM	1.6%	5.8%	21	78	21	78	16	5	59	59	174	97	192	107	208	112	320
7 - 8 AM	3.1%	10.0%	41	132	41	132	31	10	99	99	318	217	351	240	382	250	632
8 - 9 AM	3.8%	8.5%	50	113	50	113	38	13	85	85	509	426	562	470	600	483	1083
9 - 10 AM	3.3%	5.8%	44	76	44	76	33	11	57	57	322	330	356	364	389	375	764
10 - 11 AM	4.2%	5.6%	56	74	56	74	42	14	56	56	287	256	317	283	359	297	656
11 - 12 PM	5.4%	5.1%	72	68	72	68	54	18	51	51	259	272	286	300	340	318	658
12 - 1 PM	5.7%	5.7%	76	75	76	75	57	19	56	56	267	302	295	333	352	352	704
1 - 2 PM	6.1%	6.0%	81	80	81	80	61	20	60	60	291	329	321	363	382	383	765
2 - 3 PM	7.1%	6.1%	94	81	94	81	71	24	61	61	286	307	316	339	387	363	750
3 - 4 PM	8.7%	6.2%	115	83	115	83	86	29	62	62	336	362	371	400	457	429	886
4 - 5 PM	10.5%	7.4%	140	98	140	98	105	35	74	74	337	429	372	474	477	509	986
5 - 6 PM	10.0%	7.3%	133	97	133	97	100	33	73	73	420	435	464	480	564	513	1077
6 - 7 PM	8.5%	5.9%	113	78	113	78	85	28	59	59	318	391	351	432	436	460	896
7 - 8 PM	6.1%	4.2%	80	56	80	56	60	20	42	42	187	231	206	255	266	275	541
8 - 9 PM	6.1%	3.1%	81	41	81	41	61	20	31	31	118	152	130	168	191	188	379
9 - 10 PM	4.4%	2.3%	59	30	59	30	44	15	23	23	95	106	105	117	149	132	281

EXHIBIT 4
SELVITZ PHASE 1

TRAFFIC SIGNAL VOLUME WARRANT ANALYSIS

INTERSECTION NAME: Selvitz Road & Driveway

COUNT DATE: 01/23/24 (Growth 2%) PSPF 1.01

MAJOR STREET: Selvitz Road

OF APPROACH LANES: 1

MINOR STREET: Driveway

OF APPROACH LANES: 1

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

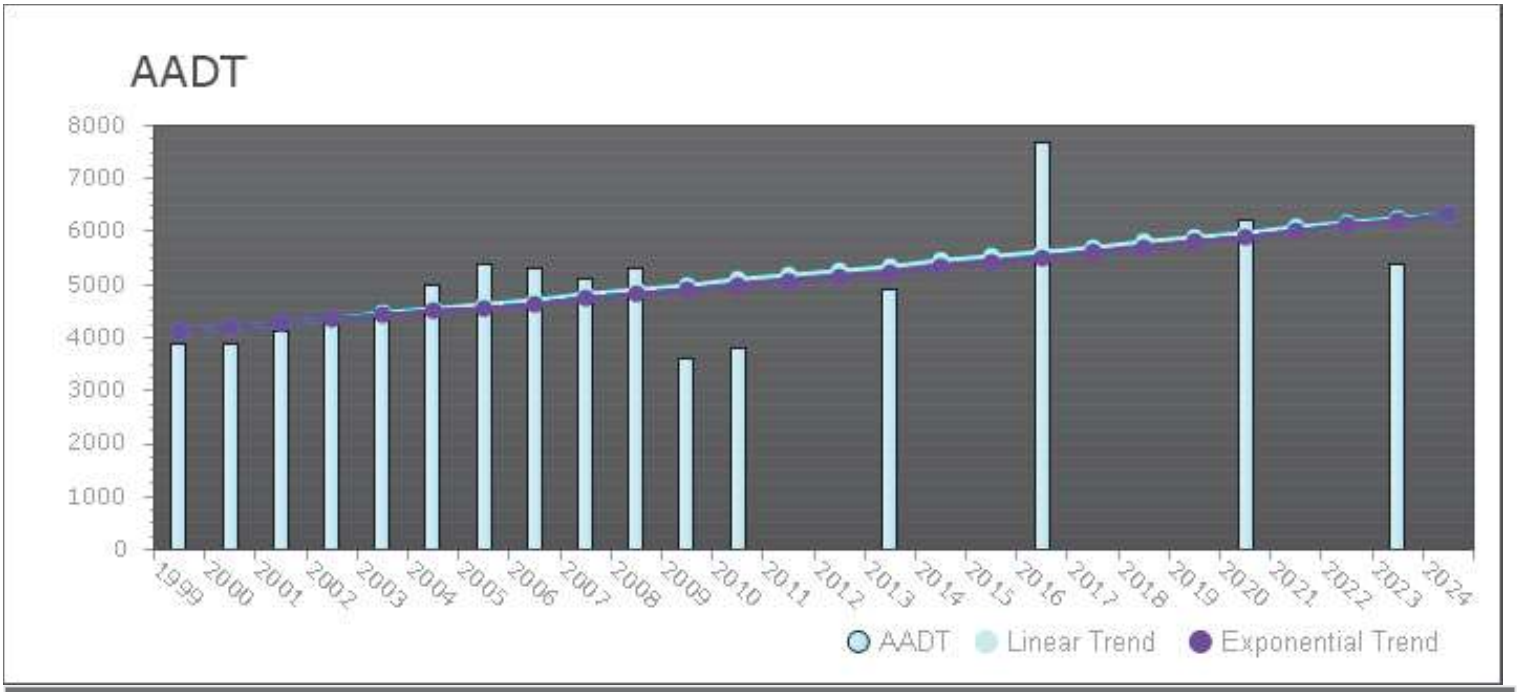
85TH PERCENTILE SPEED GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): N

	MAJOR ST BOTH APPROACHES NB & SB Approach	MINOR ST HIGHEST APPROACH bound Approach	WARRANT 1A MAJOR STREET	WARRANT 1A MINOR STREET	WARRANT 1A BOTH MET	WARRANT 1B MAJOR STREET	WARRANT 1B MINOR STREET	WARRANT 1B BOTH MET	WARRANT 1 - Combination WARRANT 1A MAJOR STREET	WARRANT 1A MINOR STREET	WARRANT 1A BOTH MET	WARRANT 1B MAJOR STREET	WARRANT 1B MINOR STREET	WARRANT 1B BOTH MET	WARRANT 2 Four-Hour	WARRANT 3 Peak Hour
THRESHOLD VALUES →			500	150		750	75		400	120		600	60			
06:00 AM TO 07:00 AM	320	59														
07:00 AM TO 08:00 AM	632	99	Y				Y		Y			Y	Y	**Y**		
08:00 AM TO 09:00 AM	1,083	85	Y			Y	Y	**Y**	Y			Y	Y	**Y**		
09:00 AM TO 10:00 AM	764	57	Y			Y			Y			Y				
10:00 AM TO 11:00 AM	656	56	Y						Y			Y				
11:00 AM TO 12:00 PM	658	51	Y						Y			Y				
12:00 PM TO 01:00 PM	704	56	Y						Y			Y				
01:00 PM TO 02:00 PM	765	60	Y			Y			Y			Y	Y	**Y**		
02:00 PM TO 03:00 PM	750	61	Y			Y			Y			Y	Y	**Y**		
03:00 PM TO 04:00 PM	886	62	Y			Y			Y			Y	Y	**Y**		
04:00 PM TO 05:00 PM	986	74	Y			Y			Y			Y	Y	**Y**		
05:00 PM TO 06:00 PM	1,077	73	Y			Y			Y			Y	Y	**Y**		
06:00 PM TO 07:00 PM	896	59	Y			Y			Y			Y				
07:00 PM TO 08:00 PM	541	42	Y						Y							
	11,378	948			**0**			**1**			**0**			**7**	**0**	**0**
			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS NEEDED **NOT SATISFIED**			8 HOURS OF BOTH WARRANT #1 AND WARRANT #2 NEEDED **NOT SATISFIED**						4 HRS NEEDED **NOT SATISFIED**	1 HR NEEDED **NOT SATISFIED**

Station 113

GLADES CUT-OFF RD SW. OF SELVITZ RD

Linear Growth = 1.42%
Exponential Growth = 1.69%

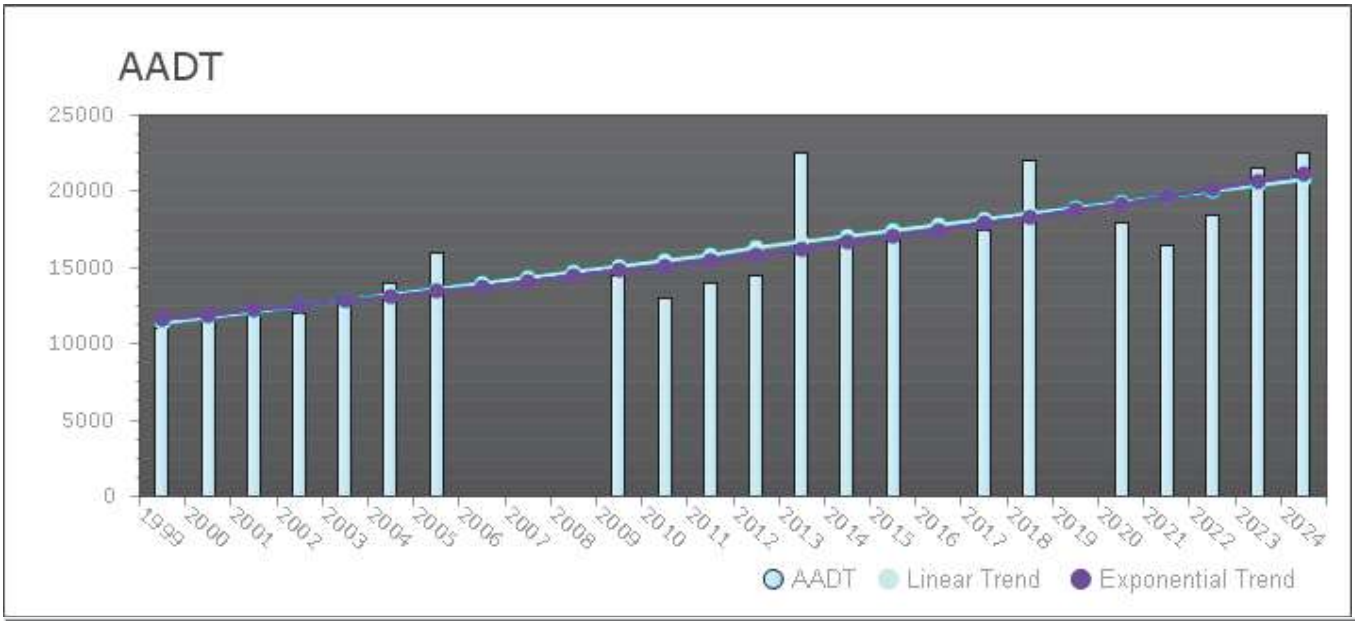


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	113	5400	0.106	0.5215	0	453	532
2020	113	6200	0.105	0.5565	0	535	600
2016	113	7700	0.114	0.5355	0	807	739
2013	113	4900			0	419	472
2010	113	3800	0.11	0.534	19.28	348	383
2009	113	3600	0.102	0.534		287	339
2008	113	5300	0.103	0.632		443	510
2007	113	5100	0.118	0.54		392	563
2006	113	5300	0.105	0.536		452	520
2005	113	5400	0.102	0.514		483	470
2004	113	5000	0.098	0.538		450	412
2003	113	4500	0.096	0.579		364	396
2002	113	4300	0.103	0.558		405	375
2001	113	4100	0.101	0.577		364	343
2000	113	3900	0.103	0.611		343	355
1999	113	3900	0.098	0.561		317	316

Station 132

MIDWAY RD 685 FEET WEST OF 25TH ST

Linear Growth = 1.81%
Exponential Growth = 2.36%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	132	22500	0.097	0.56	0	2011	1977
2023	132	21500	0.098	0.5175	0	1950	1921
2022	132	18500	0.099	0.5215	0	1674	1689
2021	132	16500	0.091	0.5035	0	1411	1299
2020	132	18000	0.1	0.5085	0	1657	1665
2018	132	22000	0.097	0.5085	0	1981	1803
2017	132	17500	0.101	0.507	0	1601	1549
2015	132	17000	0.096	0.517	0	1458	1516
2014	132	17000	0.101	0.519	0	1484	1615
2013	132	22500			0	2026	1875
2012	132	14500	0.098	0.5395	7.38	1222	1301
2011	132	14000	0.097	0.512	8.15	1154	1224
2010	132	13000	0.098	0.534	9.79	1071	1147
2009	132	14500	0.097	0.517		1164	1275
2005	132	16000	0.093	0.541		1294	1405
2004	132	14000	0.095	0.551		1186	1189
2003	132	13000	0.095	0.542		1122	1123
2002	132	12000	0.094	0.562		968	1023
2001	132	12000	0.096	0.537		972	1016
2000	132	11500	0.093	0.536		897	971
1999	132	11000	0.097	0.577		841	898

Station 134

MIDWAY RD 560 FEET WEST OF SELVITZ RD

Linear Growth = 1.73%
Exponential Growth = 2.21%

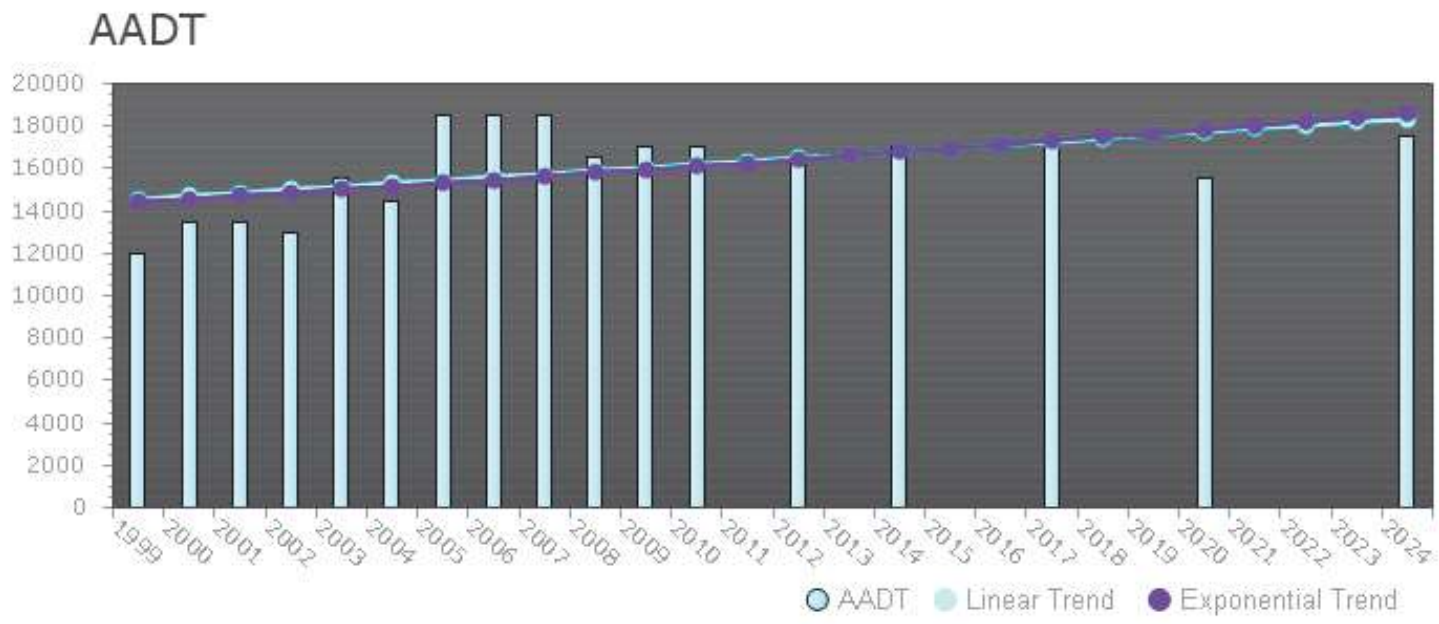


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	134	25500	0.096	0.564	0	2254	2244
2023	134	23000	0.098	0.53	0	2060	2102
2022	134	22000	0.099	0.541	0	2004	2003
2021	134	20500	0.095	0.541	0	1697	1816
2020	134	22500	0.106	0.547	0	2171	2047
2018	134	21000	0.1	0.5375	0	1983	1933
2017	134	20500	0.101	0.5245	0	1847	1869
2015	134	19000	0.097	0.54	0	1708	1676
2014	134	19000	0.097	0.5345	0	1713	1706
2013	134	18000			0	1610	1556
2012	134	15000	0.098	0.5145	9.99	1229	1364
2011	134	15000	0.096	0.546	7.8	1197	1337
2010	134	14500	0.095	0.518	8.56	1147	1263
2009	134	16000	0.101	0.54		1383	1465
2008	134	16500	0.097	0.506		1422	1477
2007	134	20000	0.095	0.521		1782	1710
2005	134	18500	0.098	0.554		1553	1672
2004	134	17000	0.095	0.559		1381	1458
2003	134	16500	0.099	0.535		1475	1482
2002	134	14000	0.098	0.552		1151	1245
2001	134	13000	0.098	0.548		1029	1166
2000	134	13000	0.096	0.687		1064	1101
1999	134	12000	0.099	0.557		987	1042

Station 172

25TH ST 730 FEET SOUTH OF MIDWAY RD

Linear Growth = 0.82%
Exponential Growth = 1.02%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	172	17500	0.106	0.6365	0	1610	1689
2020	172	15500	0.104	0.6345	0	1492	1485
2017	172	17000	0.103	0.628	0	1618	1556
2014	172	17000	0.108	0.6625	0	1680	1695
2012	172	16500	0.109	0.637	0	1483	1669
2010	172	17000	0.109	0.652	0	1596	1690
2009	172	17000	0.11	0.672		1693	1668
2008	172	16500	0.114	0.699		1730	1644
2007	172	18500	0.131	0.68		2237	1871
2006	172	18500	0.121	0.824		1969	1758
2005	172	18500	0.109	0.643		1850	1786
2004	172	14500	0.124	0.516		1613	1222
2003	172	15500	0.127	0.551		1782	1354
2002	172	13000	0.118	0.561		1349	1147
2001	172	13500	0.111	0.611		1329	1264
2000	172	13500	0.107	0.631		1327	1284
1999	172	12000	0.11	0.61		1126	1036

Station 703

SELVITZ RD 0.23 MILES NORTH OF MIDWAY RD

Linear Growth = 1.59%
Exponential Growth = 1.95%

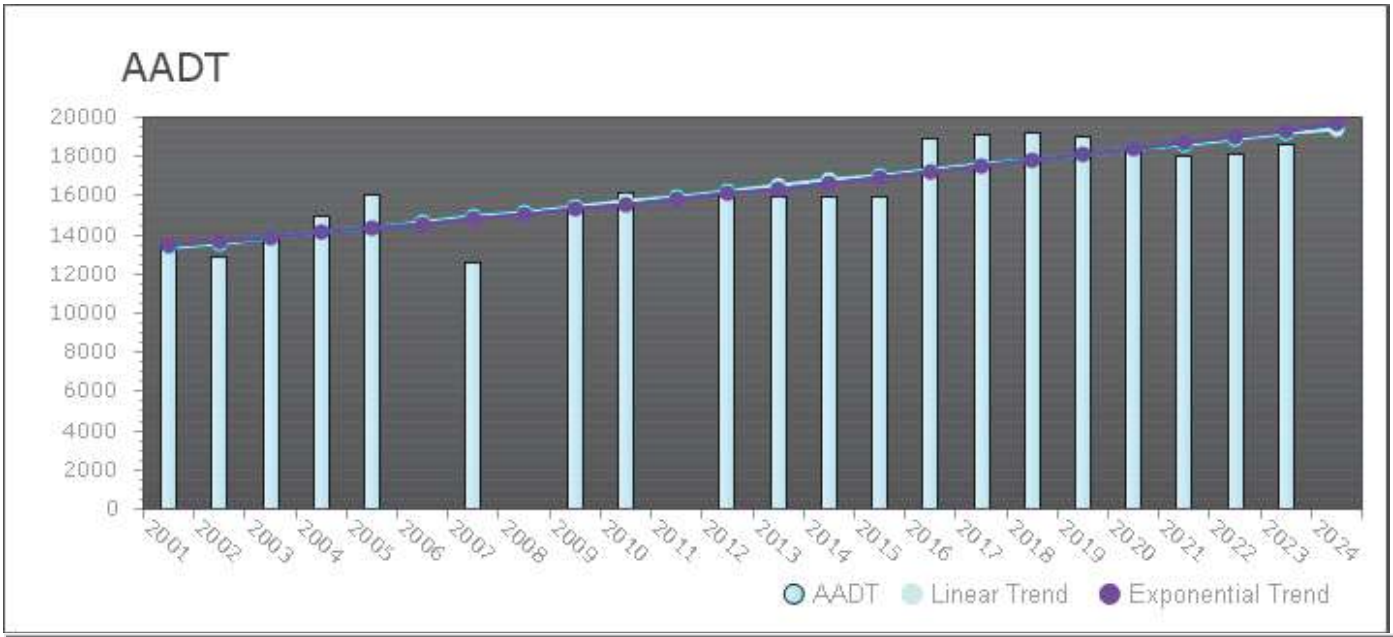


Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2024	703	9000	0.111	0.524	0	935	857
2021	703	8600	0.103	0.5735	0	800	820
2019	703	9400	0.113	0.5485	0	966	914
2017	703	11000	0.122	0.6585	0	1201	1059
2013	703	7500			0	754	698
2011	703	6900	0.115	0.562	0	724	657

Station 940016

CR 615 / 25 ST S - N OF CR 712/MIDWAY RD (COUNTY 171 AND 16)

Linear Growth = 1.36%
Exponential Growth = 1.64%



Year	Station	AADT	K100	Avg DFactor	Heavy Vehicle %	AM Peak Vol	PM Peak Vol
2023	940016	18600	0.09	0.516		1799	1799
2022	940016	18100	0.09	0.514	0	1750	1750
2021	940016	18000	0.09	0.514	0	1741	1741
2020	940016	18200		0.514	-1		
2019	940016	19000		0.514			
2018	940016	19200		0.514			
2017	940016	19100		0.514			
2016	940016	18900		0.514			
2015	940016	15900		0.514			
2014	940016	15900		0.514			
2013	940016	15900		0.514			
2012	940016	15900		0.514			
2010	940016	16100		0.514	0	1490	1594
2009	940016	15400		0.514	0	2862	2957
2007	940016	12600		0.514	0	1201	1326
2005	940016	16000		0.514	0	1791	1666
2004	940016	15000		0.514	0	1316	1518
2003	940016	13800		0.514	0	1427	1401
2002	940016	12900		0.514	0	585	998
2001	940016	13500		0.514	0	1286	1334

SITE DATA

EXISTING LAND USE	MXD	**FLOOD ZONE**	X
EXISTING ZONING	PD	**UTILITY PROVIDER**	FPUA
SITE ACREAGE	122.80		
PARCEL IDENTIFICATION NUMBERS		2402-211-0000-000-0 , 2402-211-0005-000-0 , 2402-240-0001-000-4	

POD 1 DATA	3635423.97 SF	86.05 AC
DWELLING UNITS	286	
DU/AC	3.2	
OPEN SPACE/ PERVIOUS	20% MIN	
POD 3 DATA	827806.4 SF	19.00 AC
POD 4 DATA	217044.63 SF	4.98 AC
POD 5 DATA	468863.43 SF	10.76 AC

OPEN SPACE CALCULATIONS

REQUIRED (20%)	17.61 AC	
LAKES	14 AC	MINIMUM
LANDSCAPE AREA	3 AC	MINIMUM
OTHER	0.61 AC	MINIMUM

OPEN SPACE TABLE		*(20% REQUIRED)*
TRACT	TOTAL AREA BY USE (AC)	PROVIDED (%)
COMMON/OPEN SPACE	9.02	10.25%
RECREATION SPACE	2.61	2.96%
LANDSCAPE BUFFERS	4.47	5.08%
DRAINAGE EASEMENTS	0.77	0.87%
LME	3.94	4.47%
LAKES	14.10	16.02%
PRESERVE	3.08	3.50%
TOTAL AREA	37.90	43.04%

IMPERVEOUS SPACE TABLE		
TRACT	AREA (AC)	PROVIDED (%)
LOTS - SINGLE FAMILY	38.71	43.96%
ROADWAY ROW	11.45	13.01%
TOTAL AREA	50.15	56.96%
ASPHALT	4.62	5.25%
CONCRETE	1.16	1.32%

LEGAL DESCRIPTION

SELVITZ I, LLC

TRACT AA PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINTOF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH89°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°57'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING;THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°01'45" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.89 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZII, LLC

THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA;LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 287 AND DEED BOOK 140, PAGE198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 105.

ALSO LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST.LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32,A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°57'22" EAST, A DISTANCE OF 50.00FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING;THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET, THENCENORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH00°01'45" EAST, A DISTANCE OF 1563.08FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST,A DISTANCE OF 463.89 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET;THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZII, LLC

THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THERE FROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING: 5,349158 SQUARE FEET OR 122.8 ACRES, MORE OR LESS.

TRAFFIC STATEMENT

X

DRAINAGE STATEMENT

THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

AS THE OVERALL PROPERTY IS DEVELOPED LAKES AND DITCHES WILL BE CONSTRUCTED TO PROVIDE SUFFICIENT ATTENUATION OF RUN-OFF AT VARIOUS STAGES OF THE PROJECT UNTIL THE OVERALL LAKE AND DRAINAGE SYSTEM IS COMPLETE.

THE PROJECT OUTFALL LOCATION IS THE NORTH ST.LUCIE WATER CONTROL DISTRICT LOCATED NORTH OF THE PROJECT SITE.

PROJECT TEAM

OWNER/CLIENT:
SELVITZ I/II/III
631 US HWY 1, SUITE 409
NORTH PALM BEACH, FL 33408
561.653.1104

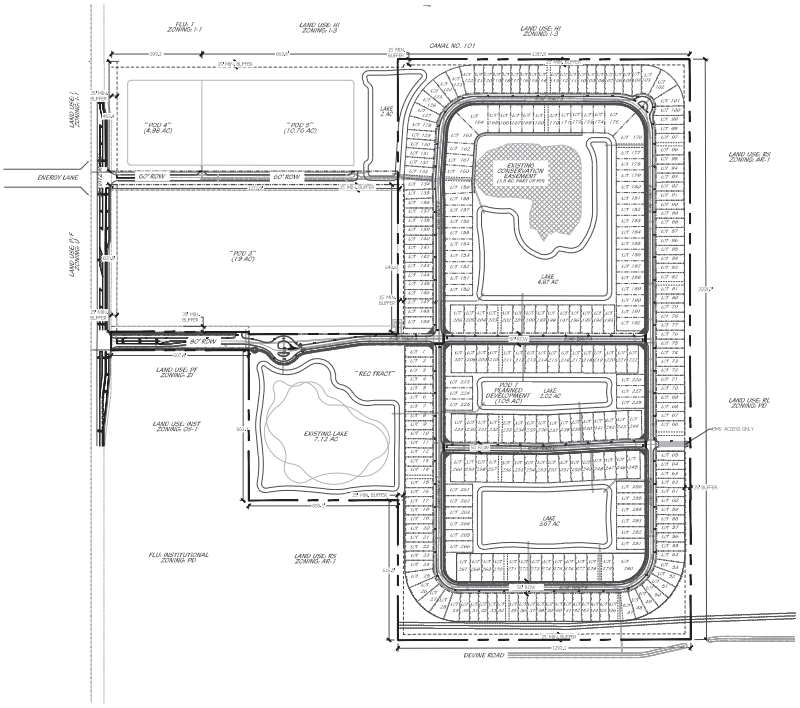
AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

TRAFFIC:
MACKENZIE ENGINEERING AND PLANNING
1173 SW 30TH ST, SUITE 500
PALM CITY, FL 34990
772.286.0030

SURVEYOR:
LIDBERG LAND SURVEYING
675 WEST INDIANTOWN RD, SUITE 200
JUPITER, FL 33458
561.746.8454

ENVIRONMENTAL:
ADVANCED RESTORATION ECOLOGY
2593 NE ROBERTA ST
JENSEN BEACH, FL 34957
772.242.7200

ENGINEER:
HILLS SHORT & ASSOCIATES
700 22ND PLACE
VERO BEACH, FL 32960
772.226.7282



PLANNED DEVELOPMENT FINAL SITE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0" North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
LC# LC-C000239

SYMPHONY LAKES

Ft. Pierce, Florida

DESIGNED PRP
DRAWN PRP
APPROVED RDS
JOB NUMBER 21-1214
DATE 1-11-22
REVISIONS

SHEET SP1 OF 12

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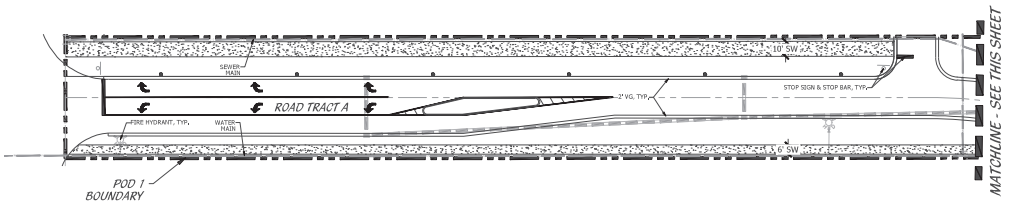
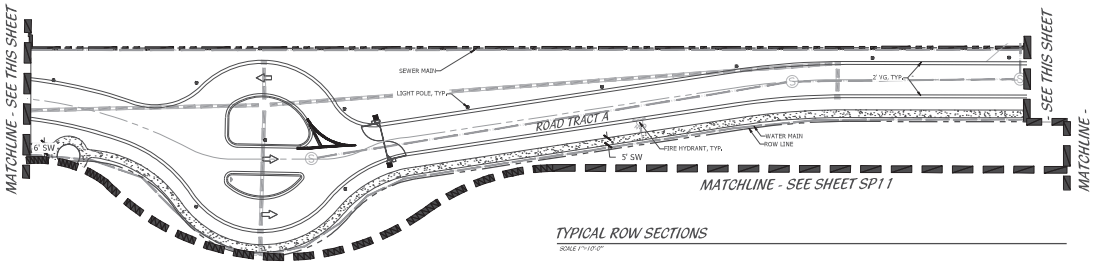
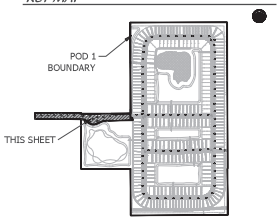




KEY MAP

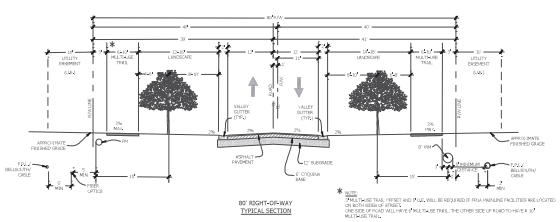


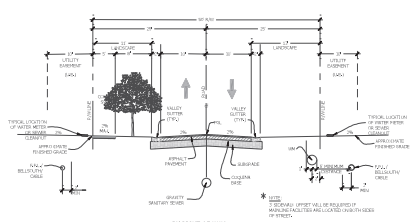
LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

TYPICAL ROW SECTIONS

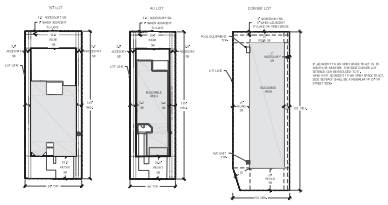
SCALE 1"=10'-0"





TYPICAL LOT LAYOUTS

SCALE 1"=40'-0"



DEVELOPMENT STANDARDS DATA

Table 1. DEVELOPMENT USED AND STANDARDS

DEVELOPMENT STANDARD	SINGLE FAMILY
PRIMARY STRUCTURE	
Minimum Lot Width	40'
Minimum Lot Depth	115'
Maximum Lot Depth	None
Maximum Building Lot Coverage	80%
Maximum Impervious Lot Coverage	80%
Minimum Open Space	20%
Minimum Front Setback (Front Loaded)	18'
Minimum Front Setback (Side Loaded)	10'
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provided that maximum building separation of 10' is maintained between units)	5'
Minimum Side Setback (Front- Entry)	
Minimum Side Setback (Corner Lot)	15'
If adjacent to open space tract 15' in width or greater	0'
Minimum Rear Setback (Corner Lot)	10'
Minimum Rear Setback (Internal Lot)	10'
ACCESSORY STRUCTURES	
Minimum Rear Setback	3'
If adjacent to open space, lake or common area tract 25' or wider	0'
Minimum Side Setback (Internal Lot)	2' (2' from property line)
Minimum Side Setback (Corner Lot)	15'

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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SYMPHONY LAKES

Ft. Pierce, Florida

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DRAWN PRP
APPROVED DTS
JOB NUMBER 21-1214
DATE 11-11-24
REVISIONS

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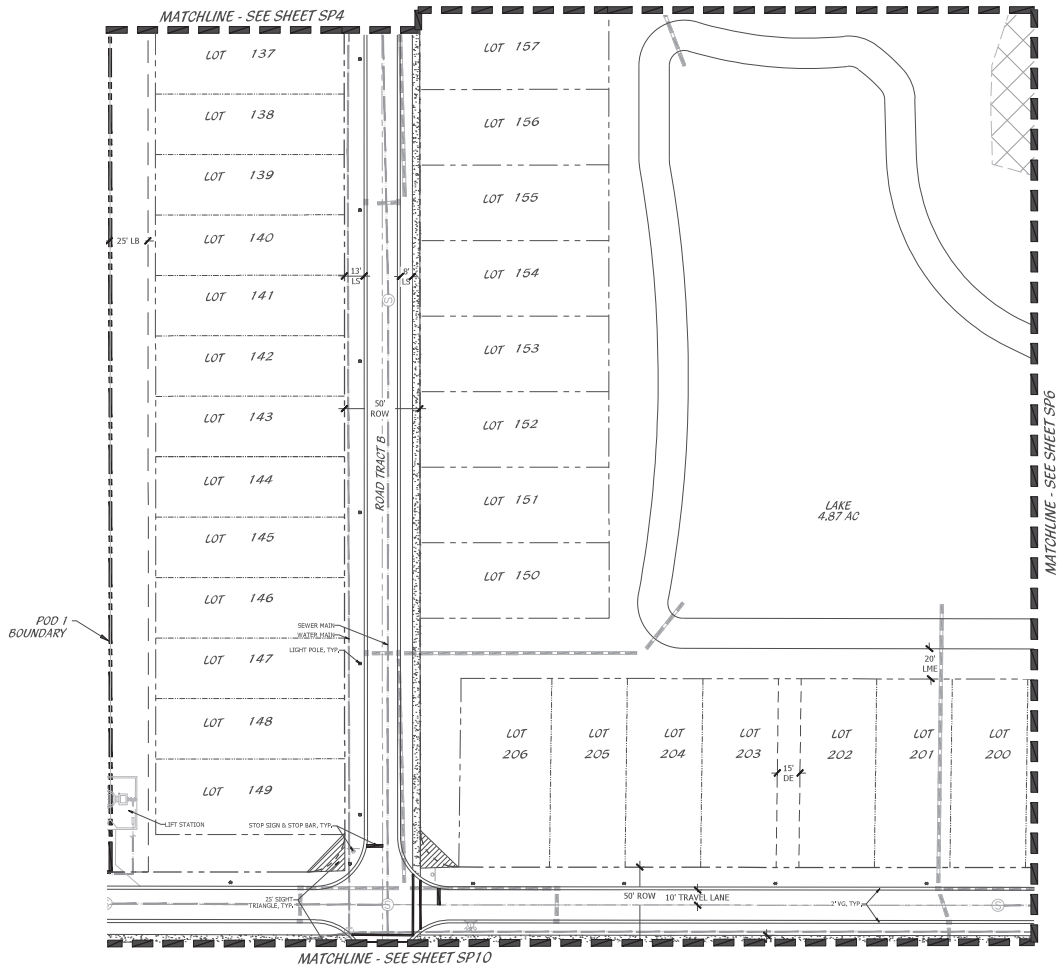

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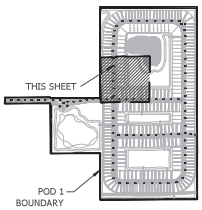

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT
FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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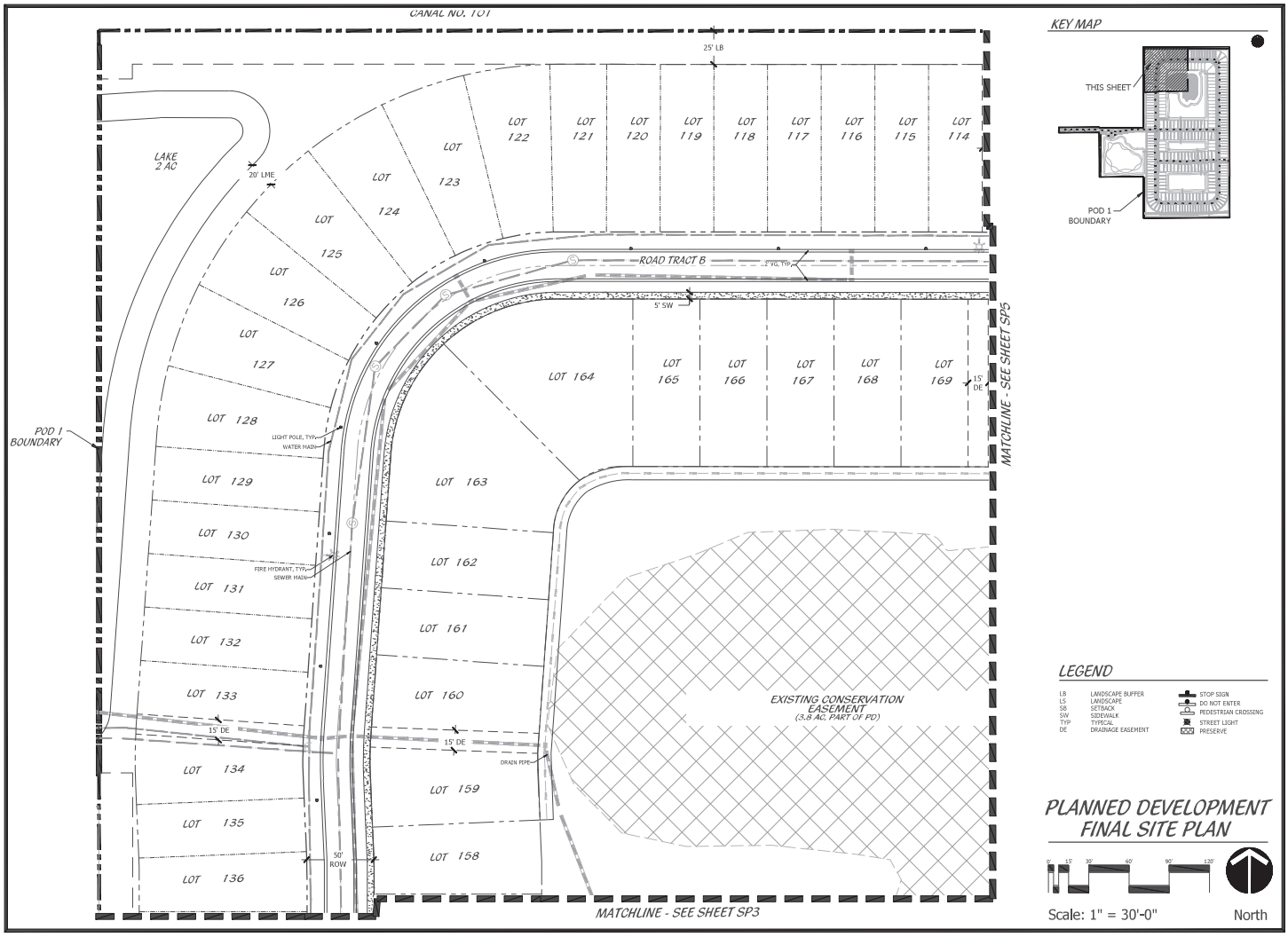

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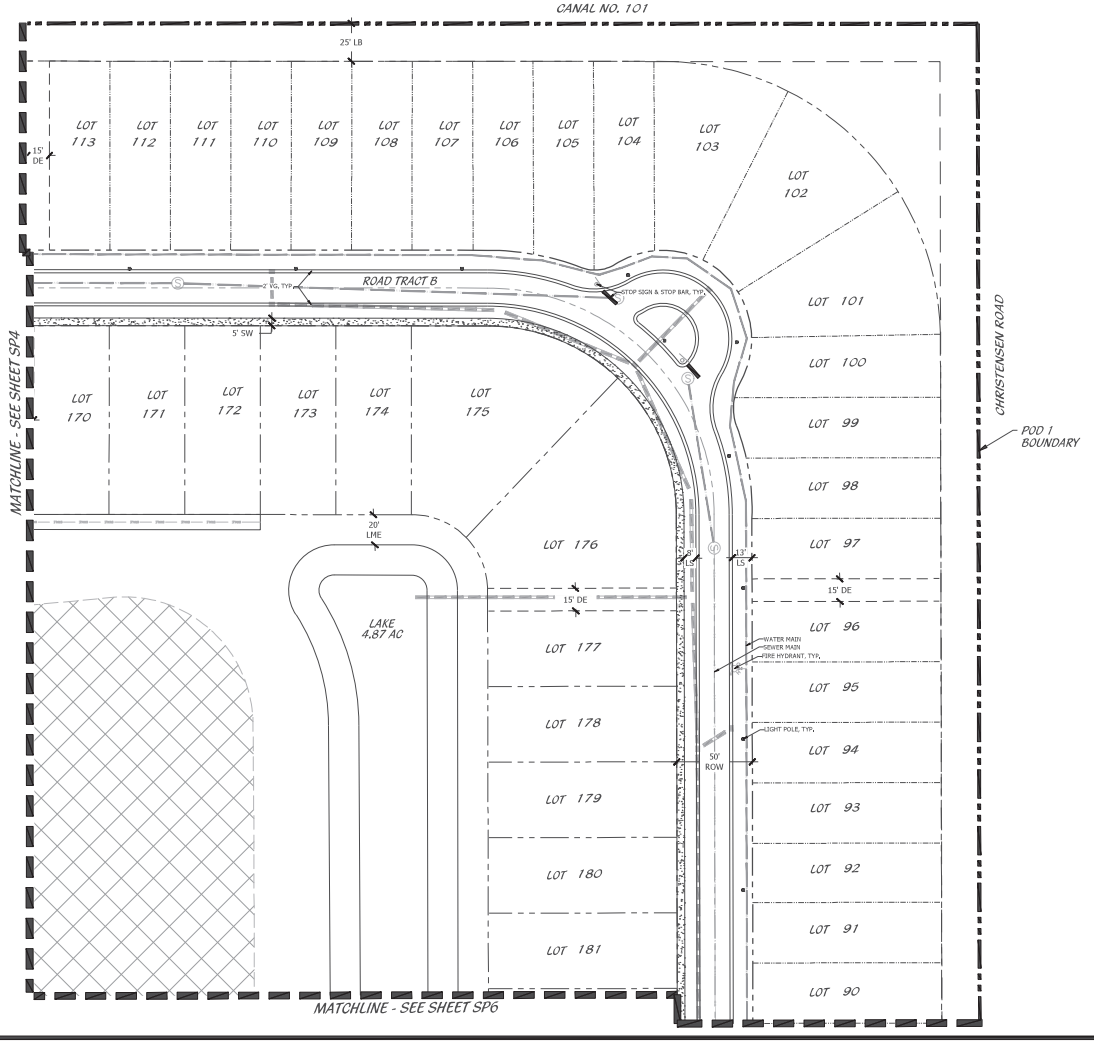

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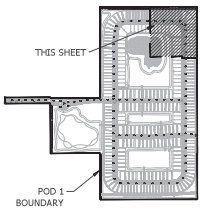

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT FINAL SITE PLAN

Scale: 1" = 30'-0"

North

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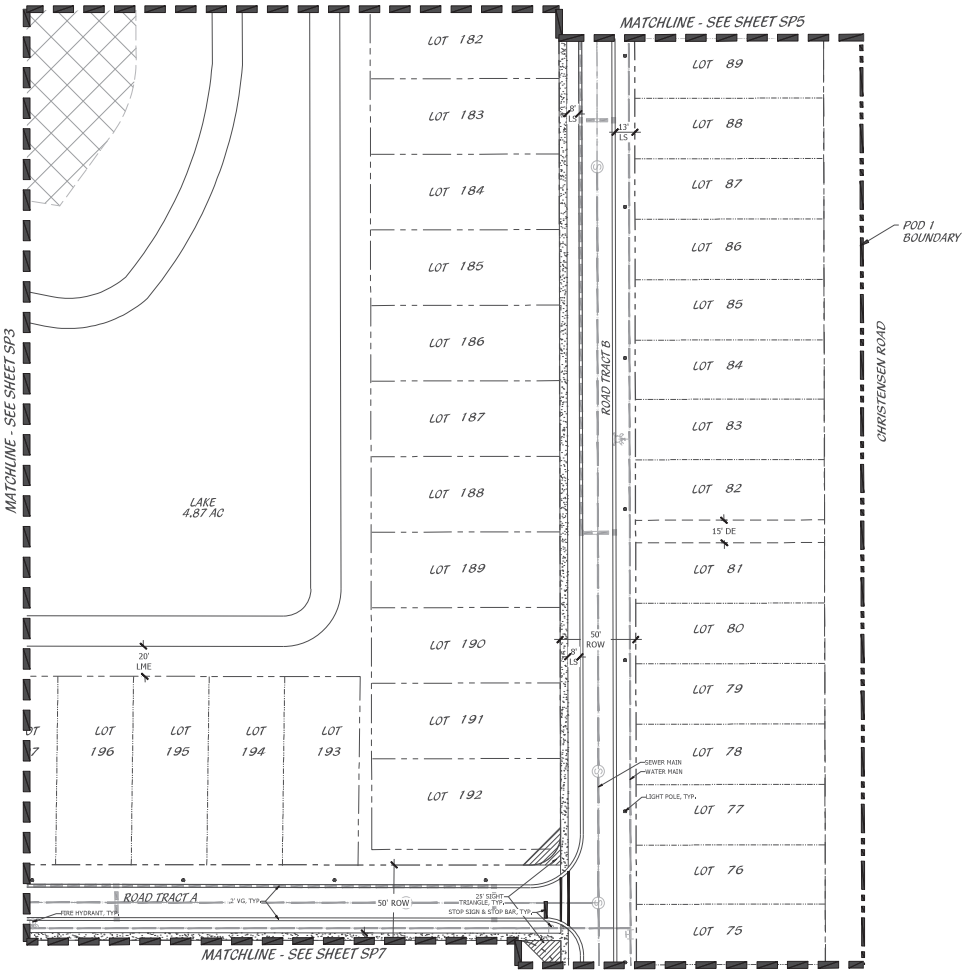

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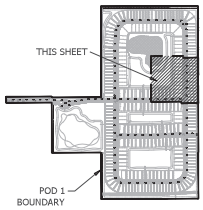

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT
FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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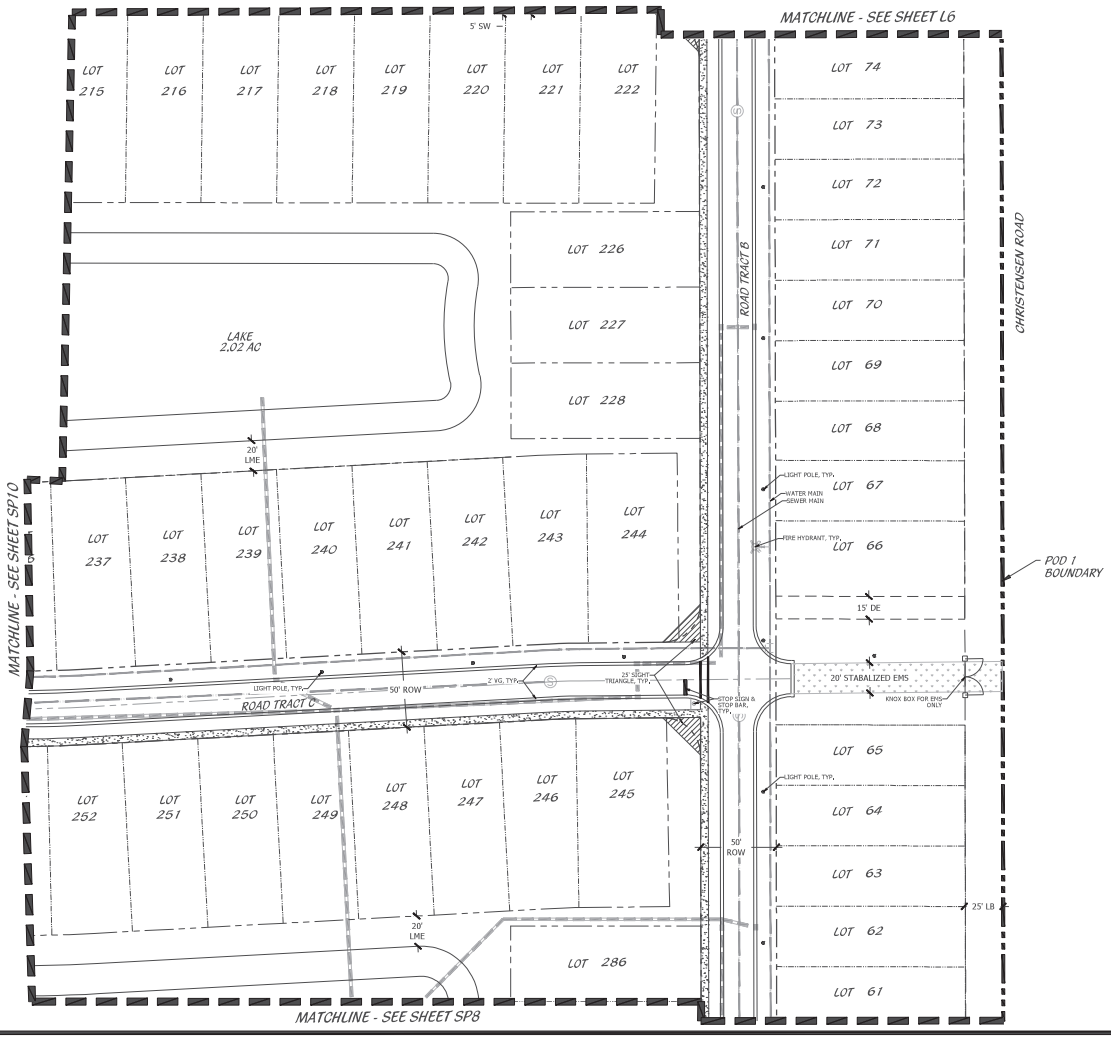

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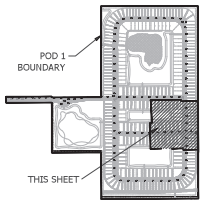

LEGEND

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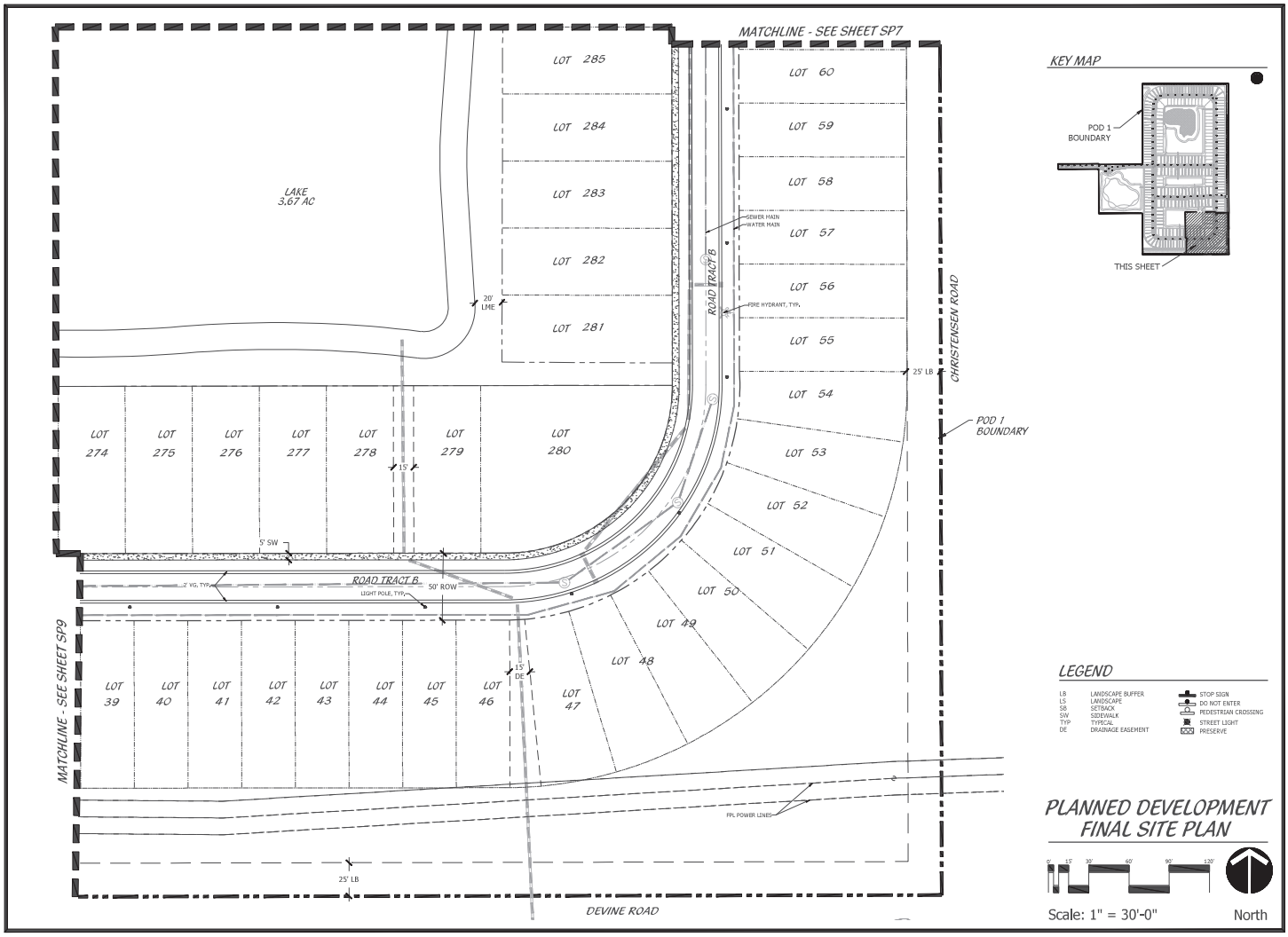

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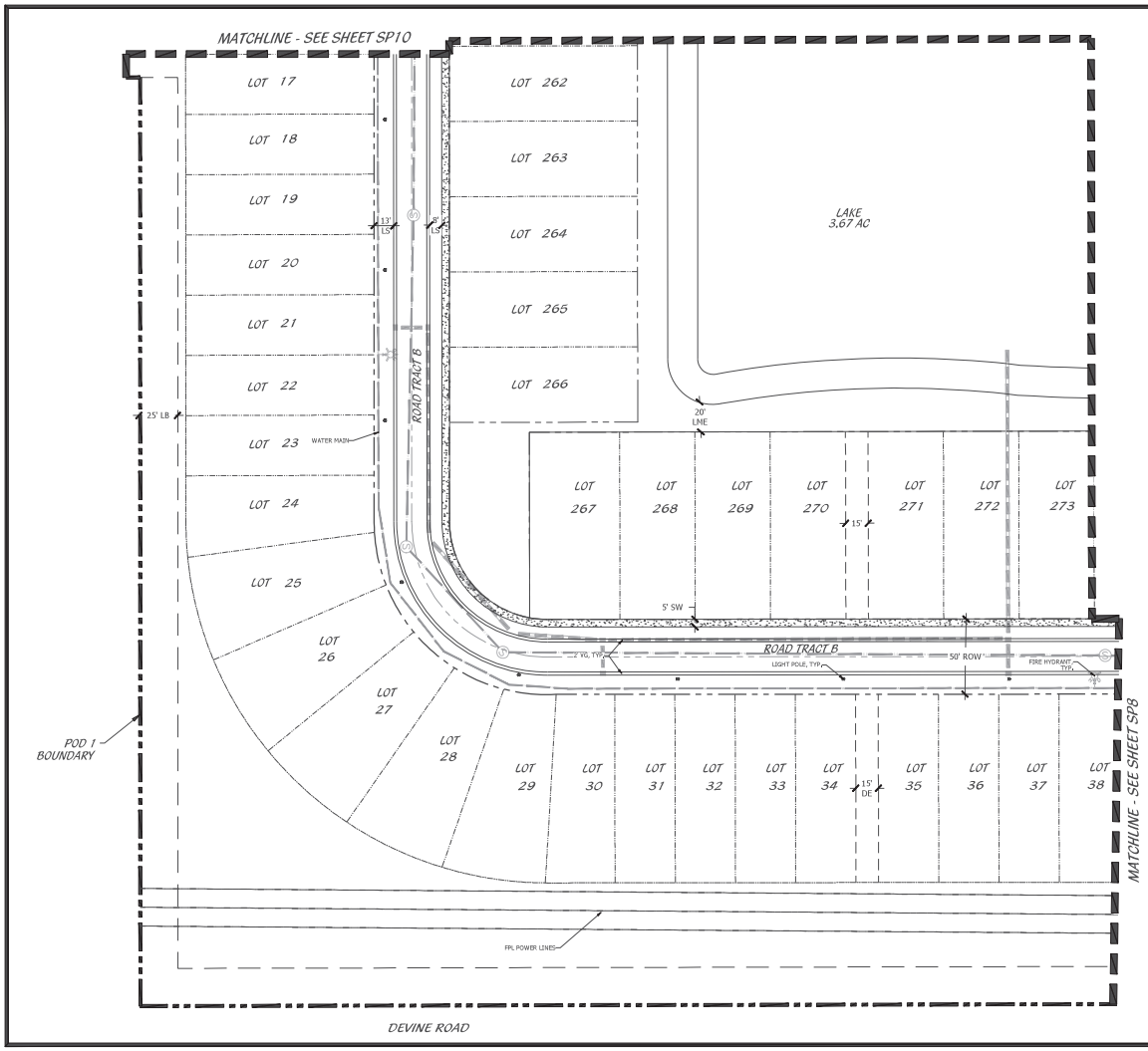

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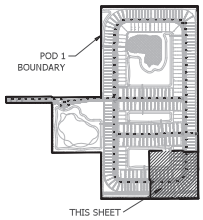

LEGEND

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LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

PLANNED DEVELOPMENT
FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

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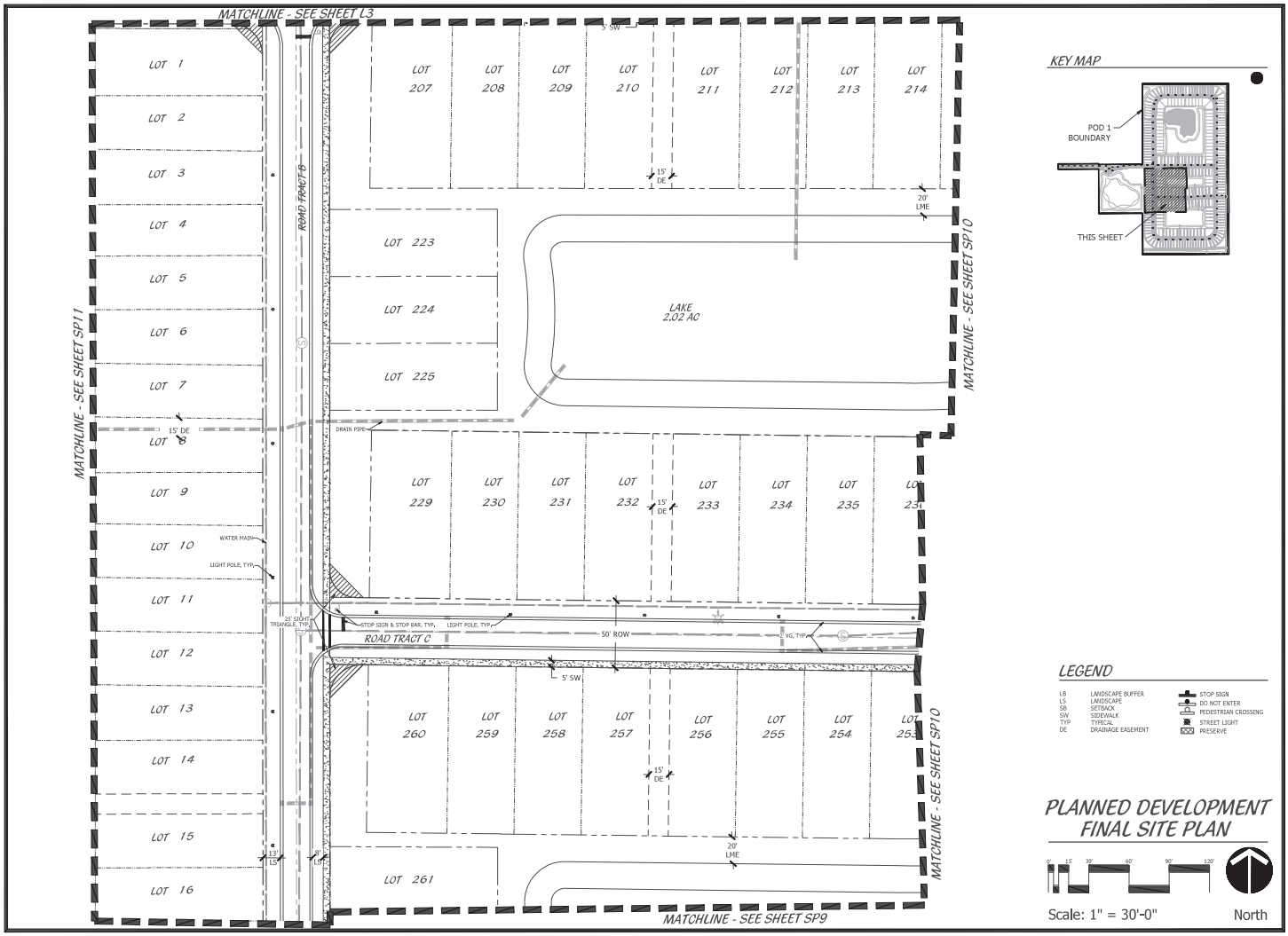

KEY MAP

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
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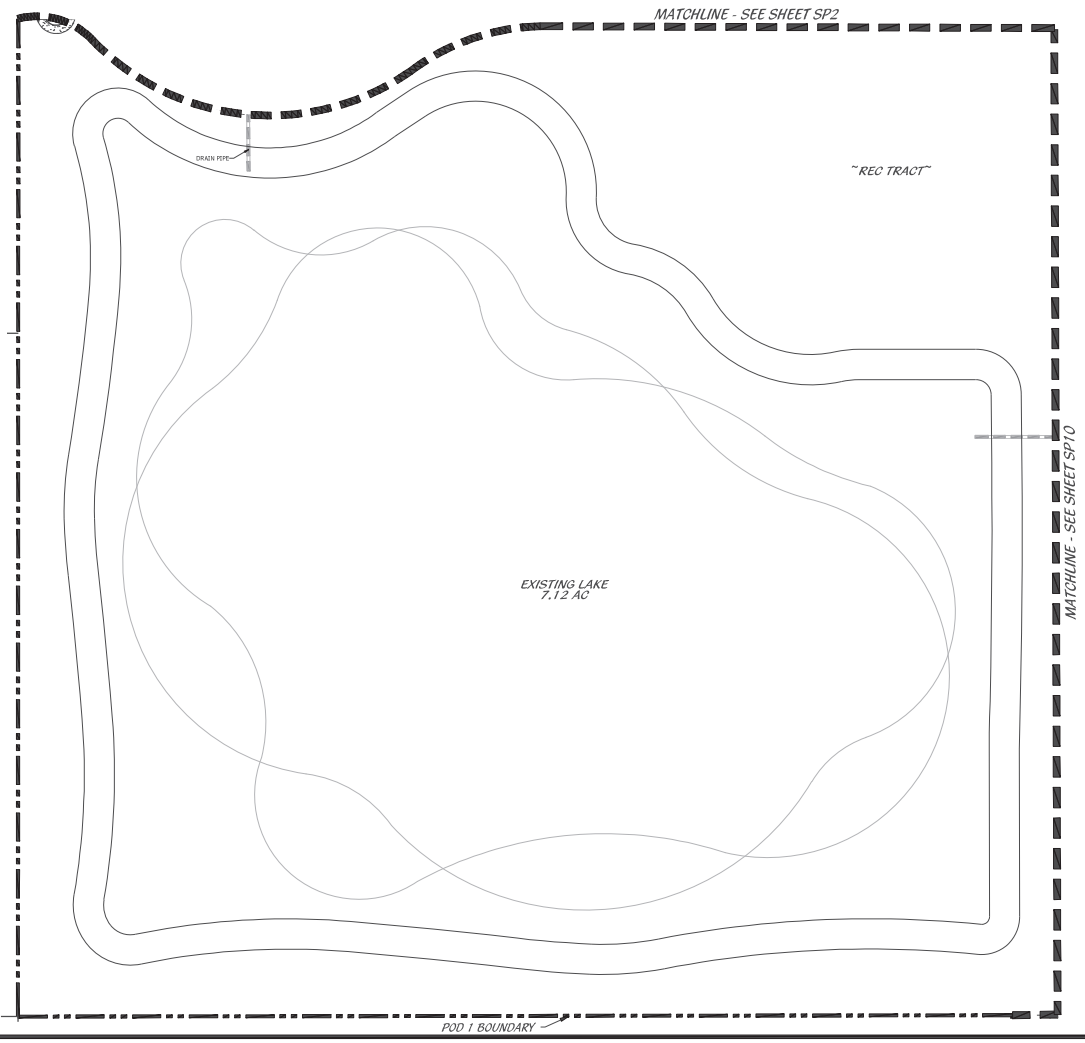

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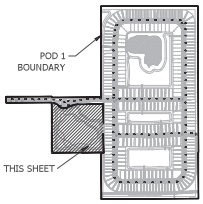

LEGEND

LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		STREET LIGHT
TYP	TYPICAL		PRESERVE
DE	DRAINAGE EASEMENT		

*NOTE:
SEPARATE SITE PLAN APPLICATION WILL BE SUBMITTED FOR AMENITY REC TRACT 1

PLANNED DEVELOPMENT FINAL SITE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0" North

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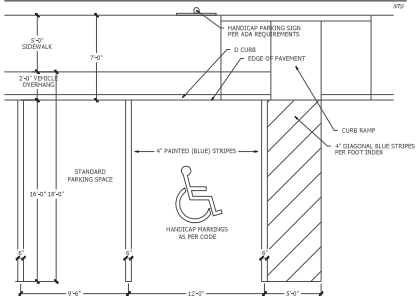
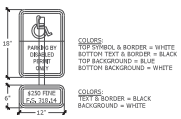
STANDARD AND HANDICAP PARKING DETAIL

NTS



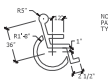
HANDICAP SIGN DETAIL

NTS



HANDICAP SYMBOL DETAIL

NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS, TYPICAL @ ALL HANDICAP STALLS

D CURB DETAIL

NTS



HEADER CURB DETAIL

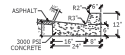
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

F CURB DETAIL

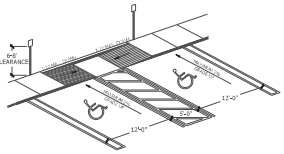
NTS



NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE SLOPE OF ADJACENT PAVEMENT AND THICKNESS OF THE LIP SHALL BE 6 INCHES.

HANDICAP RAMP DETAIL

NTS

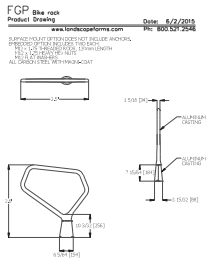


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR13-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SERV. TO ENDS OF HC SPACES

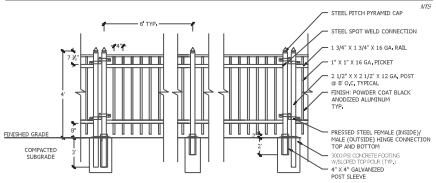
BIKE RACK DETAIL

NTS



DECORATIVE FENCE DETAIL

NTS



BENCH DETAIL

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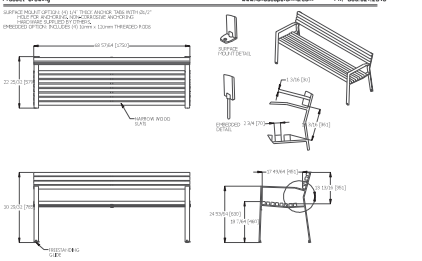

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RECEPTACLE DETAIL

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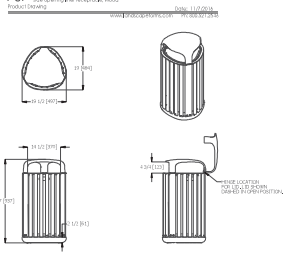

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PLANNED DEVELOPMENT
FINAL SITE DETAILS

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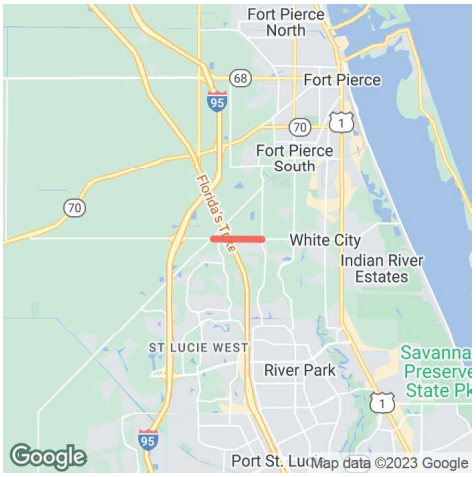
MIDWAY RD FROM GLADES CUT OFF RD TO SELVITZ RD
2314403 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2022 TPO PRIORITY #2 WIDENING FROMOM 2 TO 4 LANES LFA WITH ST LUCIE COUNTY FOR PD&E AND DESIGN CK #09828620 RECD FROM ST LUCIE CO BCC FOR 1.65M ON 10/7/14 FOR PD&E THIS IS A CAT2 CHECK RECD 1/25/2017 FROMOM ST.LUCIE CO $2,108,000 PH32/37
Lead Agency: MANAGED BY FDOT
From: GLADES CUT OFF RD
County: ST. LUCIE
To: SELVITZ RD
Length: 1.577
Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, RAILROAD & UTILITIES, ENVIRONMENTAL

Phase	Fund Code	2024	2025	2026	2027	2028	Total
ROW	SA	0	468,500	1,000,000	0	0	1,468,500
			468,500	**1,000,000**			**1,468,500**

Prior Year Cost: 78,845,424
Future Year Cost: 0
Total Project Cost: 132,170,787
LRTP: Page 8-2

Notes

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

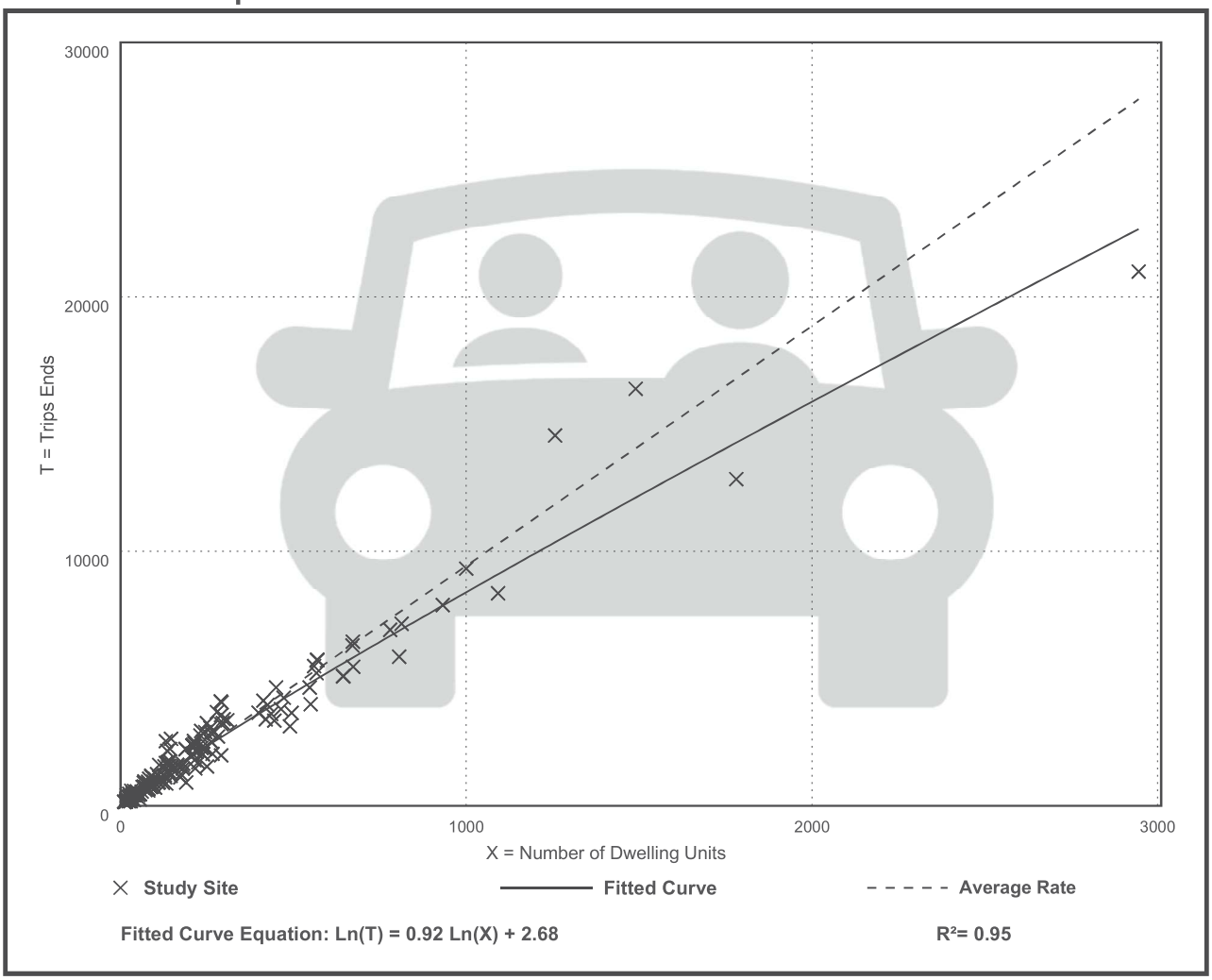
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

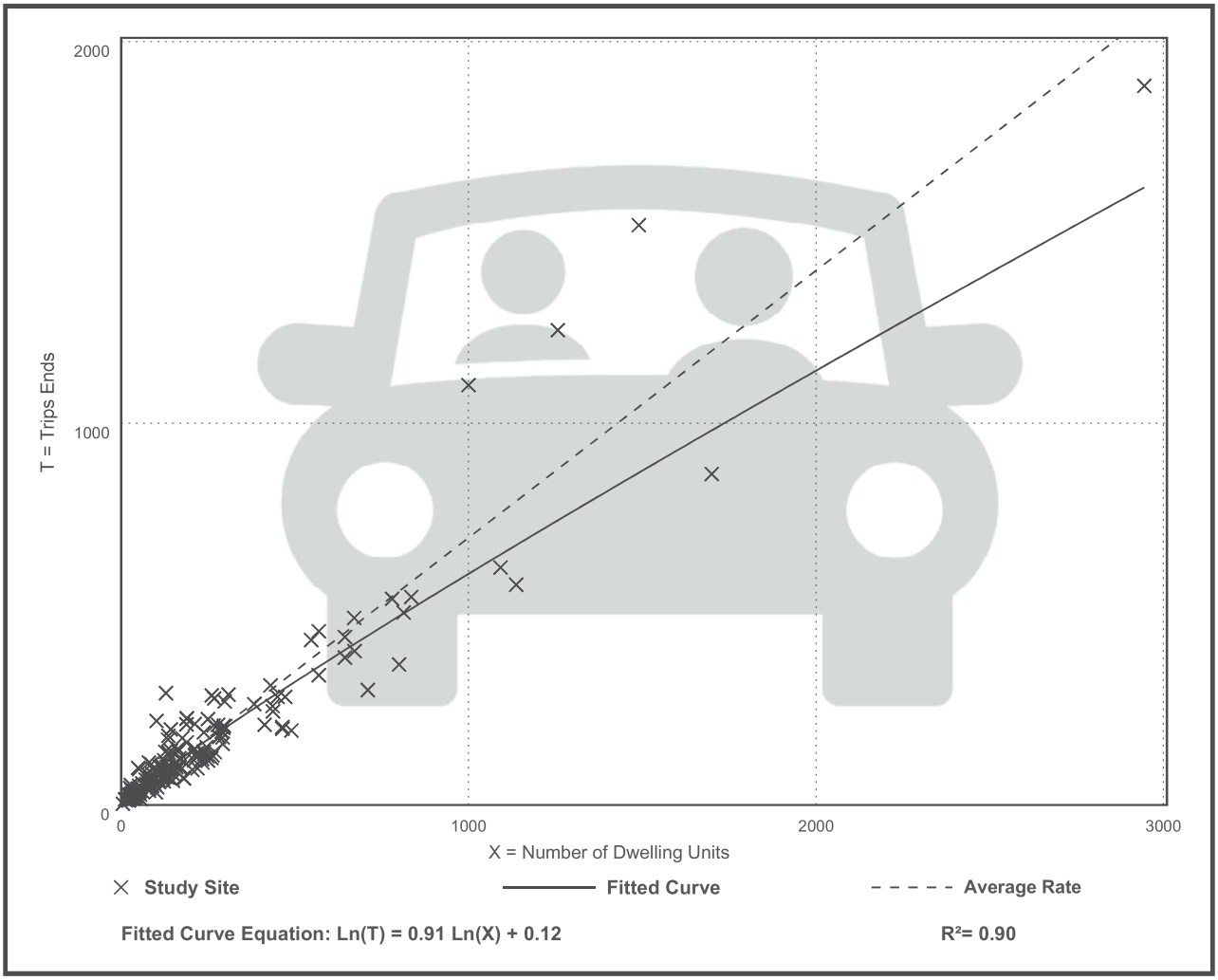
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12

R^2= 0.90

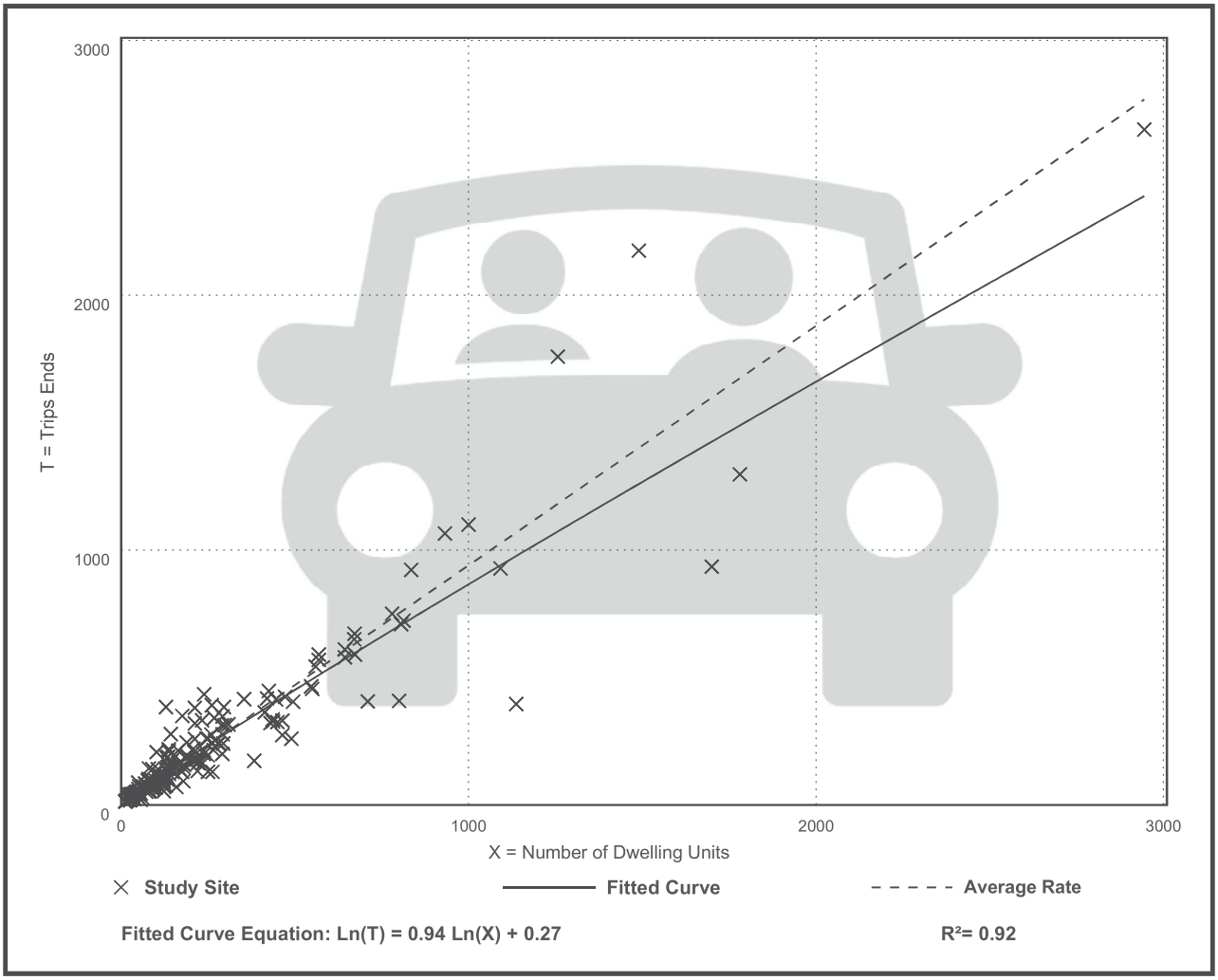
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.94 Ln(X) + 0.27

R^2= 0.92

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 4300 Selvitz RD
Sec/Town/Range: 32/35S/40E
Parcel ID: 2432-211-0006-000-3
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 172971
Map ID: 24/32S
Zoning: SF Low Den

Ownership

SELVITZ I LLC

631 US Highway 1 Ste 409
North Palm Beach, FL 33408

Legal Description

32 35 40 THAT PART OF SEC MPDAF: BEG AT SW COR OF SEC RUN N 00 04 38 E 1457.23 FT,TH S 89 55 22 E 50 TO POB;TH N 00 04 38 E 1013.67 FT,TH S 89 58 14 E 150 FT,TH N 45 01 46 E 42.43 FT,TH S 89 58 14 E 2007.17 FT,TH S 00 07 05 E 1563.08 FT,TH S 89 55 13 W 1414.65 FT,TH N 00 01 42 E 463.09 FT,TH S 89 57 24 W 577.30 FT,TH N 45 02 36 W 70.71 FT,TH S 89 57 24 W 150 FT TO POB (69.59 AC)



Current Values

Just/Market Value:	$1,826,738
Assessed Value:	$19,137
Exemptions:	$0
Taxable Value:	$19,137

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	69.59
Land Size (SF):	3,031,340

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	601	1,837	2022	540	130	C	0.24	135	C	0.25
2ND ST	ORANGE AVE to AVENUE A	602	2,011	2022	540	125	C	0.23	124	C	0.23
7TH ST	SUNRISE BLVD to GEORGIA AVE	519	1,165	2023	600	77	C	0.13	91	C	0.15
7TH ST	GEORGIA AVE to DELAWARE AVE	517	1,888	2023	790	142	C	0.18	152	C	0.19
7TH ST	DELAWARE AVE to CITRUS AVE	515	2,576	2023	790	180	C	0.23	168	C	0.21
7TH ST	CITRUS AVE to ORANGE AVE	515	2,576	2023	750	180	C	0.24	168	C	0.22
7TH ST	ORANGE AVE to AVENUE C	603	2,664	2022	750	189	C	0.25	191	C	0.25
7TH ST	AVENUE C to AE BACKUS AVE	603	2,664	2022	540	189	C	0.35	191	C	0.35
7TH ST	AE BACKUS AVE to AVENUE D	603	2,664	2022	750	189	C	0.25	191	C	0.25
7TH ST	AVENUE D to AVENUE H	604	1,759	2022	750	118	C	0.16	120	C	0.16
10TH ST	DELAWARE AVE to ORANGE AVE	605	1,392	2022	600	92	C	0.15	82	C	0.14
10TH ST	ORANGE AVE to AVENUE C	605	1,392	2022	600	92	C	0.15	82	C	0.14
10TH ST	AVENUE C to AVENUE D	605	1,392	2022	540	92	C	0.17	82	C	0.15
13TH ST	VIRGINIA AVE to NEBRASKA AVE	527	6,270	2023	750	426	D	0.57	404	D	0.54
13TH ST	NEBRASKA AVE to GEORGIA AVE	527	6,270	2023	790	426	D	0.54	404	D	0.51
13TH ST	GEORGIA AVE to DELAWARE AVE	525	4,590	2021	750	225	C	0.30	233	C	0.31
13TH ST	DELAWARE AVE to ORANGE AVE	523	3,708	2022	750	230	C	0.31	201	C	0.27
13TH ST	ORANGE AVE to AVENUE B	521	3,037	2022	750	169	C	0.23	163	C	0.22
13TH ST	AVENUE B to AVENUE D	521	3,037	2022	750	169	C	0.23	163	C	0.22
13TH ST	AVENUE D to AVENUE H	165	2,639	2022	750	141	C	0.19	141	C	0.19
13TH ST	AVENUE H to AVENUE I	165	2,639	2022	540	141	C	0.26	141	C	0.26
13TH ST	AVENUE I to AVENUE O	165	2,639	2022	540	141	C	0.26	141	C	0.26
13TH ST	AVENUE O to AVENUE Q	165	2,639	2022	540	141	C	0.26	141	C	0.26
17TH ST	GEORGIA AVE to DELAWARE AVE	606	2,400	2022	600	150	C	0.25	148	C	0.25
17TH ST	DELAWARE AVE to ORANGE AVE	607	5,485	2023	790	279	C	0.35	264	C	0.33
17TH ST	ORANGE AVE to AVENUE D	608	2,384	2021	750	133	C	0.18	127	C	0.17
17TH ST	AVENUE D to AVENUE Q	608	2,384	2021	750	133	C	0.18	127	C	0.17
25TH ST	MIDWAY RD to BELL AVE	940016	19,433	2023							
25TH ST	BELL AVE to EDWARDS RD	159	22,500	2024	2,100	1,261	C	0.60	1,295	C	0.62
25TH ST	EDWARDS RD to CORTEZ BLVD	940021	22,252	2023							
25TH ST	CORTEZ BLVD to VIRGINIA AVE	529	23,512	2023	2,000	1,383	C	0.69	1,139	C	0.57

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2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	7,310	2023	1,710	529	C	0.31	500	C	0.29
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	18,982	2021	3,170	903	C	0.28	966	C	0.30
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	44,500	2024	3,170	2,625	C	0.83	2,512	C	0.79
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	39,500	2024	3,170	2,239	C	0.71	2,303	C	0.73
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	36,000	2024	3,170	2,016	C	0.64	1,935	C	0.61
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	46,000	2024	3,170	2,385	C	0.75	2,367	C	0.75
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	35,000	2024	3,170	1,920	C	0.61	1,855	C	0.59
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	17,705	2021	3,170	857	C	0.27	919	C	0.29
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	21,986	2021	3,170	1,123	C	0.35	1,102	C	0.35
CROSSTOWN PKWY	FLORESTA DR to US 1	66	34,500	2024	3,170	2,331	C	0.74	2,070	C	0.65
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,204	2022	790	115	C	0.15	122	C	0.15
CROSSTOWN PKWY	VILLAGE PKWY to COMMERCE CENTER DR	733	27,500	2024	2,100	1,550	C	0.74	1,498	C	0.71
DARWIN BLVD	BECKER RD to PAAR DR	235	9,400	2024	630	812	F	1.29	715	F	1.13
DARWIN BLVD	PAAR DR to TULIP BLVD	235	9,400	2024	920	812	C	0.88	715	C	0.78
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	11,043	2023	920	582	C	0.63	542	C	0.59
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	9,825	2022	920	585	C	0.64	518	C	0.56
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	5,707	2022	880	336	C	0.38	357	C	0.41
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	5,196	2021	880	276	C	0.31	280	C	0.32
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,600	2022	600	313	D	0.52	241	C	0.40
DELAWARE AVE	33RD ST to 25TH ST	500	2,160	2022	1,710	161	C	0.09	168	C	0.10
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	1,308	2023	1,220	60	C	0.05	60	C	0.05
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	10,632	2023	790	597	D	0.76	567	D	0.72
DELAWARE AVE	13TH ST to 10TH ST	664	8,100	2024	750	469	D	0.63	435	D	0.58
DELAWARE AVE	10TH ST to 7TH ST	664	8,100	2024	600	469	D	0.78	435	D	0.73
DELAWARE AVE	7TH ST to US 1	665	6,552	2023	750	424	D	0.57	382	D	0.51
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	10,500	2024	830	651	C	0.78	669	C	0.81
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	16,000	2024	880	1,093	F	1.24	918	F	1.04
EASY ST	US 1 to BUCHANAN DR	106	7,204	2021	750	399	D	0.53	505	D	0.67
EASY ST	BUCHANAN DR to YUCCA DR	106	7,204	2021	540	399	D	0.74	505	D	0.94
EDWARDS RD	JENKINS RD to MCNEIL RD	174	14,000	2024	630	742	F	1.18	718	F	1.14
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	14,000	2024	700	742	F	1.06	718	F	1.03
EDWARDS RD	SELVITZ RD to 25TH ST	110	13,500	2024	880	711	C	0.81	702	C	0.80

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2024

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						Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	731	5,600	2024	920	458	C	0.50	453	C	0.49
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,200	2024	790	471	D	0.60	465	D	0.59
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,351	2023	830	378	C	0.46	351	C	0.42
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,344	2022	630	148	C	0.23	149	C	0.24
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,200	2024	1,070	307	B	0.29	319	B	0.30
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,297	2021	750	300	C	0.40	293	C	0.39
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,297	2021	540	300	D	0.56	293	D	0.54
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,297	2021	790	300	C	0.38	293	C	0.37
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	650	2024	670	44	B	0.07	42	B	0.06
HILLMOOR DR	US 1 to LENNARD RD	671	6,842	2023	790	380	C	0.48	359	C	0.45
I-95	MARTIN C.L. to GATLIN BLVD	890334	76,830	2023							
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	91,097	2023							
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	74,453	2023							
I-95	MIDWAY RD to OKEECHOBEE RD	941902	81,653	2023							
I-95	OKEECHOBEE RD to ORANGE AVE	940260	72,427	2023							
I-95	ORANGE AVE to INDRIO RD	941905	54,180	2023							
I-95	INDRIO RD to INDIAN RIVER C.L.	882003	45,470	2023							
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,686	2023	750	282	C	0.38	282	C	0.38
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	6,275	2023	750	311	C	0.41	311	C	0.41
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	6,352	2023	790	315	C	0.40	315	C	0.40
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	6,352	2023	540	315	D	0.58	315	D	0.58
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,107	2023	1,080	56	B	0.05	56	B	0.05
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,107	2023							
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	12,295	2023							
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	12,295	2023							
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	12,295	2023							
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	11,436	2023							
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	11,436	2023							
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,773	2023	790	365	C	0.46	359	C	0.45
INDRIO RD	SLASH PINE TRL to US 1	114	5,773	2023	920	365	C	0.40	359	C	0.39

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						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,067	2022	750	92	C	0.12	97	C	0.13
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	12,000	2024	880	729	C	0.83	740	C	0.84
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	11,500	2024	920	612	C	0.67	614	C	0.67
JENKINS RD	GRAHAM RD to PETERSON RD	739	6,500	2024	630	357	C	0.57	352	C	0.56
JENKINS RD	PETERSON RD to ORANGE AVE	739	6,500	2024	920	357	C	0.39	352	C	0.38
JENNINGS RD	US 1 to LENNARD RD	673	4,667	2022	2,100	244	C	0.12	233	C	0.11
JOHNSTON RD	ANGLE RD to L20	674	2,700	2022	1,070	212	B	0.20	186	B	0.17
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,408	2022	1,070	159	B	0.15	150	B	0.14
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	9,111	2023	1,070	528	C	0.49	499	C	0.47
JUANITA AVE	53RD ST to 25TH ST	122	1,602	2022	750	102	C	0.14	84	C	0.11
JUANITA AVE	25TH ST to US 1	120	3,505	2022	750	179	C	0.24	195	C	0.26
KEEN RD	ANGLE RD to JUANITA AVE	129	3,069	2023	630	224	C	0.36	243	C	0.39
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,069	2023	630	224	C	0.36	243	C	0.39
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,104	2023							
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,104	2023							
KINGS HWY	GRAHAM RD to PICOS RD	940076	6,818	2023							
KINGS HWY	PICOS RD to ORANGE AVE	940076	6,818	2023							
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,734	2023							
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	11,316	2023							
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	14,026	2023							
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,475	2021	630	144	C	0.23	133	C	0.21
KITTERMAN RD	OLEANDER AVE to US 1	124	3,193	2023	750	205	C	0.27	167	C	0.22
KITTERMAN RD	US 1 to LENNARD EXT	678	1,776	2022	750	104	C	0.14	108	C	0.14
LENNARD RD	US 1 to MARIPOSA AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	19,980	2022	1,630	1,198	D	0.73	1,136	D	0.70
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	19,980	2022	1,710	1,198	D	0.70	1,136	D	0.66
LENNARD RD	TIFFANY AVE to WALTON RD	323	6,667	2022	1,710	365	C	0.21	352	C	0.21

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Traffic Counts and Level of Service Report
2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,734	2021	790	258	C	0.33	245	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,212	2023	920	645	C	0.70	582	C	0.63
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,212	2023	920	645	C	0.70	582	C	0.63
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,758	2023	880	526	C	0.60	501	C	0.57
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	368	2022	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	300	2024	540	24	C	0.04	21	C	0.04
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	5,510	2023	790	345	C	0.44	336	C	0.43
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	5,510	2023	540	345	D	0.64	336	D	0.62
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	9,600	2024	920	613	C	0.67	586	C	0.64
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	25,500	2024	880	1,275	F	1.45	1,380	F	1.57
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	25,500	2024	790	1,275	F	1.61	1,380	F	1.75
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	6,743	2023	760	342	C	0.45	342	C	0.45
MIDWAY RD	SHINN RD to MCCARTY RD	940732	6,743	2023	630	342	C	0.54	342	C	0.54
MIDWAY RD	MCCARTY RD to I-95	940732	6,743	2023	700	342	C	0.49	342	C	0.49
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	21,637	2023	2,100	1,060	C	0.50	1,060	C	0.50
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	23,000	2024	2,100	1,203	C	0.57	1,193	C	0.57
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	25,500	2024	2,100	1,275	C	0.61	1,380	C	0.66
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	22,500	2024	2,100	1,155	C	0.55	1,222	C	0.58
MIDWAY RD	25TH ST to SUNRISE BLVD	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	25,000	2024	2,100	1,943	C	0.93	1,569	C	0.75
MIDWAY RD	OLEANDER AVE to US 1	242	19,000	2024	2,100	1,050	C	0.50	972	C	0.46
MIDWAY RD	US 1 to WALLACE ST	940023	3,813	2023	790	189	C	0.24	189	C	0.24
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,813	2023	920	189	C	0.21	189	C	0.21
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,813	2023	630	189	C	0.30	189	C	0.30
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,110	2022	920	113	C	0.12	113	C	0.12
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,200	2024	880	262	C	0.30	258	C	0.29
NEBRASKA AVE	25TH ST to 13TH ST	684	3,437	2022	1,710	228	C	0.13	176	C	0.10
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,100	2024	700	304	C	0.43	289	C	0.41
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	3,632	2022	540	192	C	0.36	212	C	0.39
OHIO AVE	COLONIAL RD to US 1	686	3,632	2022	750	192	C	0.26	212	C	0.28
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	9,900	2024	1,580	536	B	0.34	542	B	0.34

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2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	35,121	2021	3,020	1,797	C	0.60	1,775	C	0.59
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	40,901	2023	3,170	2,307	C	0.73	2,221	C	0.70
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	49,526	2023	3,170	2,427	C	0.77	2,427	C	0.77
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	49,526	2023	3,020	2,427	C	0.80	2,427	C	0.80
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	49,526	2023							
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	47,848	2023							
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	48,530	2023							
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	55,266	2023							
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	37,800	2023							
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	37,326	2023							
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	21,500	2024	2,100	1,089	C	0.52	1,156	C	0.55
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	21,500	2024	2,100	954	C	0.45	970	C	0.46
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	33,034	2023	2,100	1,869	C	0.89	1,678	C	0.80
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	33,034	2023	2,000	1,869	C	0.93	1,678	C	0.84
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	19,500	2024	2,100	1,144	C	0.54	1,003	C	0.48
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,934	2021	1,710	483	C	0.28	460	C	0.27
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,963	2023	1,080	115	B	0.11	124	B	0.11
RANGE LINE RD	BECKER RD to DISCOVERY WAY	738	2,100	2024	1,080	170	B	0.16	161	B	0.15
RANGE LINE RD	DISCOVERY WAY to CROSSTOWN PKWY	737	2,100	2024	1,080	170	B	0.16	161	B	0.15
RANGE LINE RD	CROSSTOWN PKWY to GLADES CUT-OFF RD	736	2,100	2024	1,080	170	B	0.16	161	B	0.15
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,389	2023	750	330	C	0.44	392	D	0.52
RIO MAR DR	BEACH AVE to US 1	147	5,389	2023	790	330	C	0.42	392	D	0.50
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	5,267	2023	920	244	C	0.27	244	C	0.27
ROSSER BLVD	PAAR DR to APRICOT RD	948510	5,267	2023	1,070	244	B	0.23	244	B	0.23
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	3,934	2023	920	287	C	0.31	234	C	0.25
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,029	2023	540	126	C	0.23	130	C	0.24
SAVONA BLVD	BECKER RD to PAAR DR	236	11,500	2024	790	1,038	F	1.31	841	F	1.06
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	11,500	2024	750	1,038	F	1.38	841	F	1.12
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	14,000	2024	790	673	D	0.85	636	D	0.81
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	9,844	2023	750	457	D	0.61	457	D	0.61
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	9,844	2023	750	457	D	0.61	457	D	0.61
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	9,000	2024	700	542	C	0.77	523	C	0.75

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2024

Roadway Name	Location	STATION ID	2024 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,000	2024	790	765	D	0.97	770	D	0.97
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	460	2022	580	38	C	0.07	30	C	0.05
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	977	2023	1,080	65	B	0.06	63	B	0.06
SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,089	2023	670	75	B	0.11	77	B	0.11
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	18,636	2023	790	1,236	F	1.56	1,087	F	1.38
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,826	2023							
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	9,600	2024	920	551	C	0.60	563	C	0.61
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	8,339	2023							
SR A1A SOUTH	MARTIN C.L. to NETTLES ISLAND	890157	17,184	2023							
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	4,953	2023							
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	4,405	2023							
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,061	2023							
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,209	2023							
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,209	2023							
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	12,400	2023							
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	12,400	2023							
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	17,500	2024	2,100	1,161	C	0.55	1,180	C	0.56
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,960	2023	2,100	1,192	C	0.57	1,195	C	0.57
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	17,500	2024	1,800	1,161	C	0.65	1,180	C	0.66
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	22,737	2023	2,100	1,281	C	0.61	1,339	C	0.64
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	5,149	2021	790	286	C	0.36	286	C	0.36
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	6,102	2021	880	408	C	0.46	448	C	0.51
ST LUCIE BLVD	KEEN RD to 25TH ST	156	6,102	2021	880	408	C	0.46	448	C	0.51
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	4,423	2023							
ST LUCIE BLVD	SENECA AVE to US 1	940270	4,423	2023							
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	15,500	2024	700	906	F	1.29	864	F	1.23
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	39,595	2023	2,100	1,620	C	0.77	1,700	C	0.81
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	39,595	2023	2,100	1,620	C	0.77	1,700	C	0.81
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	39,595	2023	2,100	1,620	C	0.77	1,700	C	0.81
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	45,500	2024	3,170	2,262	C	0.71	2,316	C	0.73
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,629	2021	540	219	C	0.41	232	C	0.43
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,838	2022	750	253	C	0.34	256	C	0.34

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48 Hour Traffic Volume Summary

St Lucie TPO

Count Station: 703

Location: SELVITZ RD 0.23 MILES NORTH OF MIDWAY RD

Summary Begin Date: January 23, 2024

Hour Ending	Day 1		Day 2		Average			Hour Ending
	North	South	North	South	North	South	Total	
01:00	11	8	18	27	14	17	31	01:00
02:00	9	14	6	8	7	11	18	02:00
03:00	10	20	17	11	13	15	28	03:00
04:00	24	22	17	11	20	16	36	04:00
05:00	67	38	74	43	70	40	110	05:00
06:00	194	115	151	77	172	96	268	06:00
07:00	335	219	294	211	315	215	530	07:00
08:00	554	408	453	435	504	422	926	08:00
09:00	333	325	304	328	319	327	646	09:00
10:00	278	231	290	275	284	253	537	10:00
11:00	252	284	260	253	256	269	525	11:00
12:00	256	270	272	327	264	299	563	12:00
13:00	273	318	302	334	288	326	614	13:00
14:00	292	308	273	299	283	304	587	14:00
15:00	329	362	336	353	333	358	691	15:00
16:00	347	435	320	415	334	425	759	16:00
17:00	394	415	437	447	416	431	847	17:00
18:00	317	365	312	409	315	387	702	18:00
19:00	168	227	201	231	185	229	414	19:00
20:00	116	153	119	148	117	150	267	20:00
21:00	95	91	93	120	94	105	199	21:00
22:00	40	69	45	75	42	72	114	22:00
23:00	31	43	25	43	28	43	71	23:00
24:00	8	23	12	17	10	20	30	24:00
Totals:	**4,733**	**4,763**	**4,631**	**4,897**	**4,683**	**4,830**	**9,513**	

Day 1: Tuesday, January 23, 2024

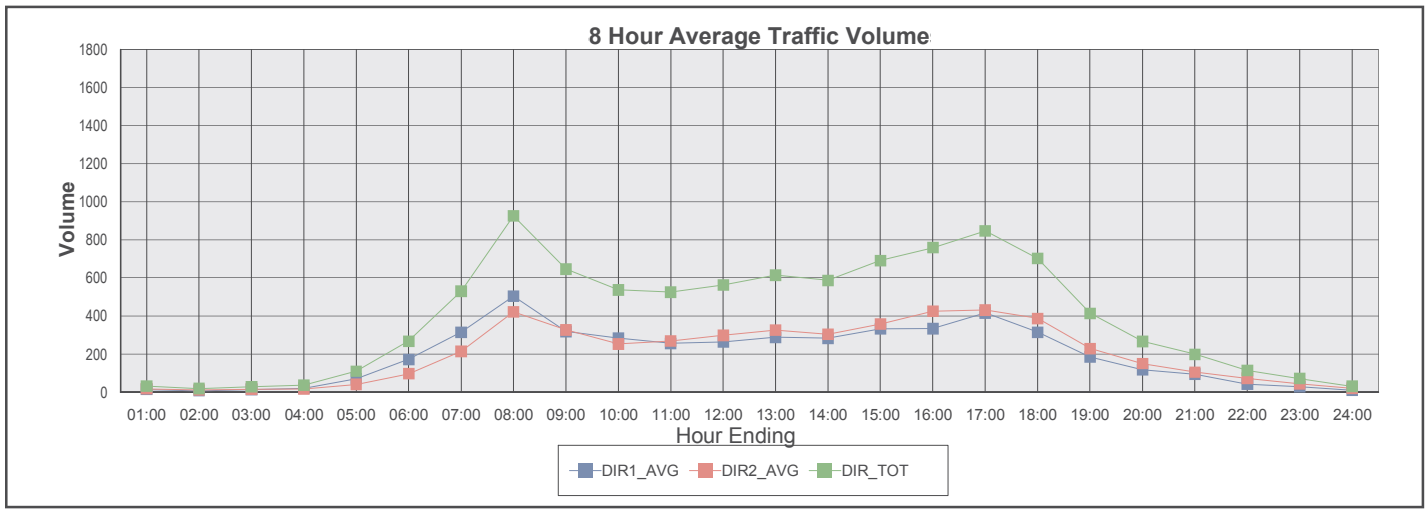
Day 2: Wednesday, January 24, 2024

01/23/24 - 01/24/24	Tuesday	Wednesday	Average
AM P:D:	0.100	0.090	0.097
AM DFac:	0.58	0.51	0.54
AM Pk Hr Begins:	0700	0700	n/a
PM P:D:	0.090	0.090	0.090
PM DFac:	0.54	0.51	0.52
PM Pk Hr Begins:	1530	1600	n/a

AM Peak Hr Peak Season Vol	935
PM Peak Hr Peak Season Vol	857

P:D	MOCF	K100
0.097	0.94	0.103

ADT	SF	AADT
9,513	0.95	9,000



2023 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2023 - 01/07/2023	1.00	1.08
2	01/08/2023 - 01/14/2023	0.98	1.05
* 3	01/15/2023 - 01/21/2023	0.95	1.02
* 4	01/22/2023 - 01/28/2023	0.94	1.01
* 5	01/29/2023 - 02/04/2023	0.93	1.00
* 6	02/05/2023 - 02/11/2023	0.92	0.99
* 7	02/12/2023 - 02/18/2023	0.91	0.98
* 8	02/19/2023 - 02/25/2023	0.91	0.98
* 9	02/26/2023 - 03/04/2023	0.92	0.99
*10	03/05/2023 - 03/11/2023	0.92	0.99
*11	03/12/2023 - 03/18/2023	0.92	0.99
*12	03/19/2023 - 03/25/2023	0.93	1.00
*13	03/26/2023 - 04/01/2023	0.94	1.01
*14	04/02/2023 - 04/08/2023	0.95	1.02
*15	04/09/2023 - 04/15/2023	0.96	1.03
16	04/16/2023 - 04/22/2023	0.97	1.04
17	04/23/2023 - 04/29/2023	0.98	1.05
18	04/30/2023 - 05/06/2023	0.98	1.05
19	05/07/2023 - 05/13/2023	0.99	1.06
20	05/14/2023 - 05/20/2023	1.00	1.08
21	05/21/2023 - 05/27/2023	1.01	1.09
22	05/28/2023 - 06/03/2023	1.02	1.10
23	06/04/2023 - 06/10/2023	1.03	1.11
24	06/11/2023 - 06/17/2023	1.04	1.12
25	06/18/2023 - 06/24/2023	1.05	1.13
26	06/25/2023 - 07/01/2023	1.06	1.14
27	07/02/2023 - 07/08/2023	1.06	1.14
28	07/09/2023 - 07/15/2023	1.07	1.15
29	07/16/2023 - 07/22/2023	1.07	1.15
30	07/23/2023 - 07/29/2023	1.07	1.15
31	07/30/2023 - 08/05/2023	1.06	1.14
32	08/06/2023 - 08/12/2023	1.06	1.14
33	08/13/2023 - 08/19/2023	1.06	1.14
34	08/20/2023 - 08/26/2023	1.06	1.14
35	08/27/2023 - 09/02/2023	1.07	1.15
36	09/03/2023 - 09/09/2023	1.07	1.15
37	09/10/2023 - 09/16/2023	1.07	1.15
38	09/17/2023 - 09/23/2023	1.06	1.14
39	09/24/2023 - 09/30/2023	1.06	1.14
40	10/01/2023 - 10/07/2023	1.05	1.13
41	10/08/2023 - 10/14/2023	1.05	1.13
42	10/15/2023 - 10/21/2023	1.04	1.12
43	10/22/2023 - 10/28/2023	1.04	1.12
44	10/29/2023 - 11/04/2023	1.03	1.11
45	11/05/2023 - 11/11/2023	1.03	1.11
46	11/12/2023 - 11/18/2023	1.02	1.10
47	11/19/2023 - 11/25/2023	1.02	1.10
48	11/26/2023 - 12/02/2023	1.01	1.09
49	12/03/2023 - 12/09/2023	1.01	1.09
50	12/10/2023 - 12/16/2023	1.00	1.08
51	12/17/2023 - 12/23/2023	0.98	1.05
52	12/24/2023 - 12/30/2023	0.97	1.04
53	12/31/2023 - 12/31/2023	0.95	1.02

* PEAK SEASON

ROADS IMPACT FEES COMBINED - FUND 3100XX

CAPITAL IMPROVEMENT PLAN

REVENUES:

	FY 2024 Recommended	*Un-Appropriated Subsequent Years* FY 2025	FY 2026	FY 2027	FY 2028
Available Major Project Reserves	$ 20,195,476	$ 10,814,486	$ 9,646,658	$ 10,151,450	$ 12,470,055
Residential Impact Fees	$ 8,413,791	$ 8,126,589	$ 7,690,100	$ 7,459,529	$ 7,459,529
Commercial Impact Fees	$ 934,866	$ 902,954	$ 854,456	$ 828,837	$ 828,837
Reimbursement		$ 5,000,000	$ 5,000,000	$ 5,000,000	$ -
Interest	$ 302,932	$ 162,217	$ 144,700	$ 152,272	$ 187,051
Less 5 Percent	$ (482,579)	$ (709,588)	$ (684,463)	$ (672,032)	$ (423,771)
Total Budgeted Revenues	**$ 29,364,486**	**$ 24,296,658**	**$ 22,651,450**	**$ 22,920,055**	**$ 20,521,700**

EXPENDITURES:

	FY24 Recommended	*Un-Appropriated Subsequent Years* FY 2025	FY 2026	FY 2027	FY 2028	FUTURE ANTICIPATED NEEDS
Arterial A (Midway Road to Orange Avenue)	$ -	$ -	$ -	$ -	$ 1,000,000	$ 2,000,000
Glades Cut Off Rd Widening & Improvements	$ -	$ 2,500,000	$ 2,000,000	$ 6,000,000	$ -	$ 81,100,000
Jenkins Road Phase 1 (from Midway to Glades Cut Off Rd)	$ 12,000,000	$ -	$ -	$ -	$ -	$ -
Jenkins Road Phase 2 (from Glades Cut Off Rd to Orange Ave)	$ 1,000,000	$ -	$ -	$ -	$ -	$ 69,000,000
Jenkins Road Phase 3 (from Orange Ave to St Lucie Blvd)	$ -	$ -	$ -	$ -	$ -	$ 49,000,000
Lennard Rd / Tilton Rd Drainage	$ -	$ 1,500,000	$ -	$ -	$ -	$ -
Midway Rd (Glades Cut Off to Jenkins) Includes Tpk Interchange	$ -	$ -	$ -	$ -	$ -	$ 75,250,000
Selvitz Road Improvements (Glades Cut Off Rd to Edwards Rd)	$ -	$ -	$ -	$ -	$ -	$ -
Walton Road Sidewalk (Lennard Rd to Green River Pkwy)	$ 1,500,000	$ -	$ -	$ -	$ -	$ -
North County Airport Connector (I-95 to King's Hwy)	$ 50,000	$ -	$ -	$ 2,000,000	$ 2,000,000	$ 50,000,000
Selvitz Rd and Glades Cut Off Rd Intersection Improvements	$ -	$ 8,500,000	$ 8,500,000	$ -	$ -	$ 17,000,000
Oleander Ave Sidewalk (South Market Ave to Edwards Rd)	$ 1,000,000	$ 150,000	$ -	$ 450,000	$ -	$ -
Edwards Rd Widening (Jenkins Rd to 25th St)	$ 1,500,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 1,000,000	$ 15,000,000
St. Lucie West at Peacock Blvd Intersection (City of PSL)	$ 1,500,000	$ -	$ -	$ -	$ -	$ -
Total Budgeted Expenses	**$ 18,550,000**	**$ 14,650,000**	**$ 12,500,000**	**$ 10,450,000**	**$ 3,000,000**	**$ 356,350,000**

SUMMARY:

Revenues	$ 29,364,486	$ 24,296,658	$ 22,651,450	$ 22,920,055	$ 20,521,700
Expenses	$ (18,550,000)	$ (14,650,000)	$ (12,500,000)	$ (10,450,000)	$ (3,000,000)
CIP Reserve for Future Projects	**$ 10,814,486**	**$ 9,646,658**	**$ 10,151,450**	**$ 12,470,055**	**$ 17,521,700**

48 Hour Traffic Volume Summary

St Lucie TPO

Count Station: 130

Location: MIDWAY RD 750 FEET WEST OF SUNRISE BLVD

Summary Begin Date: January 23, 2024

Hour Ending	Day 1		Day 2	
	East	West	East	West
01:00	120	105	167	89
02:00	40	53	68	53
03:00	29	33	59	25
04:00	29	27	49	35
05:00	44	52	46	44
06:00	84	99	110	110
07:00	246	274	361	284
08:00	632	615	893	616
09:00	1,458	814	1,768	862
10:00	1,430	734	1,111	757
11:00	850	608	801	649
12:00	734	640	697	631
13:00	765	686	746	725
14:00	768	745	751	731
15:00	808	725	731	748
16:00	925	891	952	870
17:00	978	956	1,057	975
18:00	1,187	917	1,089	884
19:00	1,102	873	998	917
20:00	914	589	675	569
21:00	604	364	511	450
22:00	556	356	406	346
23:00	421	234	256	262
24:00	174	97	147	100
Totals:	**14,898**	**11,487**	**14,449**	**11,732**

Average			Hour Ending
East	West	Total	
143	97	240	01:00
54	53	107	02:00
44	29	73	03:00
39	31	70	04:00
45	48	93	05:00
97	104	201	06:00
304	279	583	07:00
763	616	1,379	08:00
1,613	838	2,451	09:00
1,271	746	2,017	10:00
826	629	1,455	11:00
716	636	1,352	12:00
756	706	1,462	13:00
760	738	1,498	14:00
770	737	1,507	15:00
939	881	1,820	16:00
1,018	966	1,984	17:00
1,138	901	2,039	18:00
1,050	895	1,945	19:00
794	579	1,373	20:00
557	407	964	21:00
481	351	832	22:00
338	248	586	23:00
160	98	258	24:00
14,676	**11,613**	**26,289**	

Day 1: Tuesday, January 23, 2024

Day 2: Wednesday, January 24, 2024

Based on Counts

Peak AM - 25,000 x 0.106 x 0.68 = 1,802

Peak PM - 25,000 x 0.081/0.94 x 0.55 = 1,185

Use Highest

Peak AM Vol x Peak Season Factor - 1,807 x 1.01 = 1,825

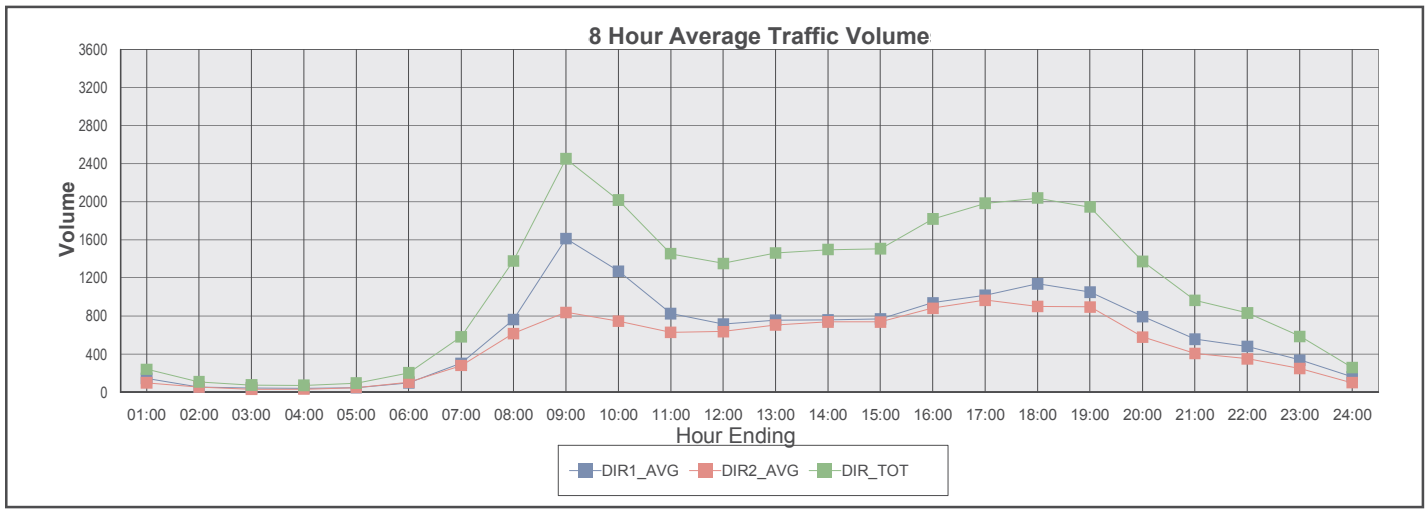
Peak PM Vol x Peak Season Factor - 1,258 x 1.01 = 1,271

01/23/24 - 01/24/24	Tuesday	Wednesday	Average
AM P:D:	0.100	0.100	0.100
AM DFac:	0.68	0.67	0.68
AM Pk Hr Begins:	0830	0815	n/a
PM P:D:	0.080	0.080	0.081
PM DFac:	0.57	0.52	0.55
PM Pk Hr Begins:	1730	1600	n/a

AM Peak Hr Peak Season Vol	2,651
PM Peak Hr Peak Season Vol	2,139

P:D	MOCF	K100
0.100	0.94	0.106

ADT	SF	AADT
26,289	0.95	25,000



Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

November 6, 2024

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL, 34950

Symphony Lakes (AKA Selvitz MXD)

Traffic Review Authorization Letter

To whom it may concern,

On behalf of the applicant, Selvitz I LLC, Selvitz II LLC, and Selvitz III LLC, please accept this letter of authorization regarding the traffic report for the 122-acre project located at Selvitz Road. The authorized agent and undersigned below grants The City of Fort Pierce authorization to forward the traffic report, pertaining to the Symphony Lakes project, to their third-party reviewer for further analysis.

For:

Authorized Person

11·6·24

Date

Daniel Sorrow

Printed name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

I hereby certify that the foregoing instrument was acknowledged before me this 6 day of November, 2024, by Daniel Sorrow. He or she is personally known to me.

Notary Public Signature

Mariana Arias Sanz

Printed Name

State of Florida at-large

MARIANA ARIAS SANZ
Notary Public
State of Florida
Comm# HH406739
Expires 6/5/2027

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME/ ORD# 25-031 - PD2024-00009; FINAL PD – POD 1, SYMPHONY LAKES

NOTICES PROVIDED PURSUANT TO: City Code and State Statute

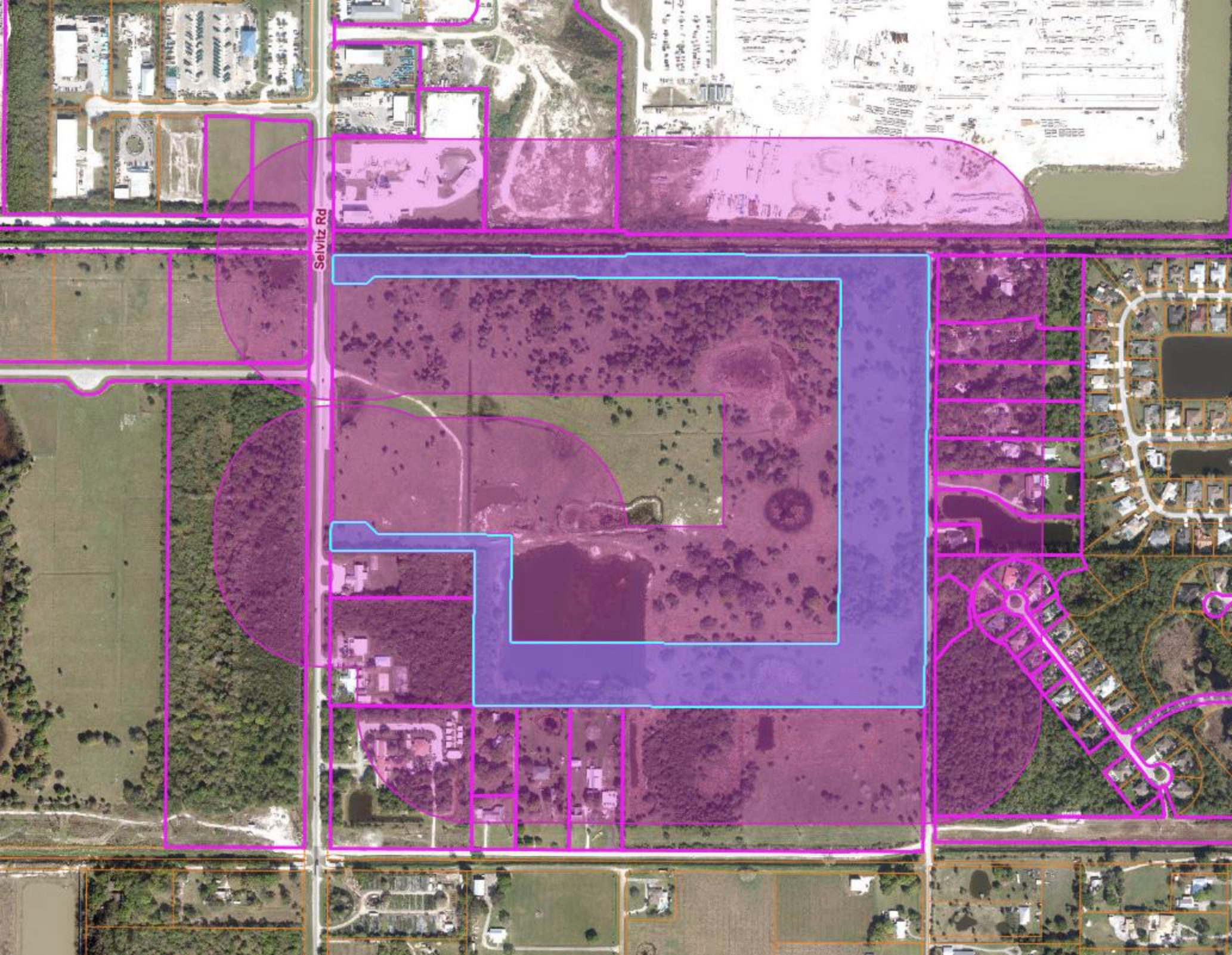
NOTICE BY NEWSPAPER: September 21, 2025

NOTICE BY MAIL: September 18, 2025

NOTICE BY SIGNS: September 22, 2025

VERIFIED BY: Kev Freeman **TITLE:** Planning Director

SIGNATURE:  **DATE:** September 24th, 2025


Selvitz Rd

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Null
City Of Fort Pierce
100 N. U.S. 1
Fort Pierce FL 34950

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

SCN StLucie-IndianRv-Stuart 09/21/2025
SCN tcpalm.com 09/21/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/21/2025

Legal Clerk

Notary, State of WI, County of Brown

3.7.27
My commission expires

Publication Cost:	$149.60	
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THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Section 166.041 (3)(a) of Florida State Statutes, will on Monday, October 6, 2025 at 5:05 p.m. hold a Quasi-Judicial Public Hearing on first reading and will on Monday, October 20, at 5:05 p.m. hold a second reading on the enactment of the proposed ordinance in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE NO. 25-031 - AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; APPROVING A PLANNED DEVELOPMENT POD 1 FINAL SITE PLAN AND PLANNED DEVELOPMENT ZONING AGREEMENT FOR THE SYMPHONY LAKES PLANNED DEVELOPMENT (PD) GENERALLY LOCATED AT OR NEAR THE NORTHEAST CORNER OF SELVITZ ROAD AND DEVINE ROAD AND WEST OF CHRISTENSEN ROAD, CONTAINING APPROXIMATELY 88.05 ACRES OF LAND, MORE OR LESS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

SUBJECT PROPERTY: PARCEL ID(s): 2432-211-0005-000-6 (portion), 2432-211-0006-000-3 (portion), 2432-343-0001-000-4 (entire).

All interested parties may appear at the meeting and be heard with respect to the Application(s). The Quasi-Judicial procedures can be found on the City's website: https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
September 21 2025
LSAR0373186

City Commission Regular Meeting - 5:05 PM **12. D.**

Meeting Date: 10/20/2025

Re: Voluntary Annexation - The NE Corner of S 25th ST and Cortez Blvd

Submitted For: Kev Freeman, Planning Director, Planning Department

---

SUBJECT:

Legislative Hearing - Ordinance 25-032 - Review and approval of a Voluntary Annexation by owner, Tim Morley of MRM Ventures LLC, to extend the territorial limits of the City of Fort Pierce, Florida, to include one (1) parcel at or near the Northeast Corner of South 25th Street and Cortez Boulevard. The proposed City Future Land Use designation is Residential Low Density (RL) and Zoning designation of Single-Family Intermediate Density (R-2). Parcel ID: 2421-233-0002-000-9. FIRST READING

SUMMARY:

Project #: PZANN2025-00001
Request for review of application for an Annexation of one (1) parcel into the City. The subject property has a St. Lucie County Future Land Use RU, Residential Urban, and a zoning classification of RS-4, Residential, Single-Family, 4 units du/ac. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation for the parcels is RL, Residential Low Density, with a Zoning classification of R-2, Single-Family Intermediate Density.
The current taxable value of the property is approximately $839,500. Should the Application for Annexation be approved, and future development of the vacant land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

RECOMMENDATION:

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area.

Staff's recommendation is for the City Commission to Approve the proposed annexation application.

ALTERNATIVES:

- Approval with Conditions
- Disapproval

RESPONSIBLE STAFF:

Vennis Gilmore, Historic Preservation Officer/Senior Planner

COORDINATED WITH:

Technical Review Committee
Planning Board

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 25-032
Staff Presentation
Staff Report
Staff Report Supporting Documents
Application Supporting Documents
Public Notice Certification
Legal Memo

Form Review

Inbox	Reviewed By	Date
City Manager	Richard Chess	10/06/2025 04:19 PM

Form Started By: Vennis Gilmore
Started On: 10/03/2025 10:46 AM
Final Approval Date: 10/06/2025

ORDINANCE NO. 25-032

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE ONE (1) PARCEL AT OR NEAR **THE NORTHEAST CORNER OF SOUTH 25TH STREET AND CORTEZ BOULEVARD,** AND SHOWN ON EXHIBIT A; DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF JANUARY 1, 2026; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; ESTABLISHING THE ZONING DESIGNATION OF SINGLE-FAMILY INTERMEDIATE DENSITY (R-2); ESTABLISHING THE LAND USE DESIGNATION OF RESIDENTIAL LOW DENSITY (RL); DIRECTING FILING OF THE ORDINANCE WITH THE CLERK OF THE CIRCUIT COURT AND CHIEF ADMINISTRATIVE OFFICER OF ST. LUCIE COUNTY; DIRECTING REVISION OF THE CHARTER BOUNDARY ARTICLE TO BE FILED WITH THE DEPARTMENT OF STATE AND SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Part I, Chapter 171, Florida Statutes, sets forth a procedure for Municipal Annexation; and;

WHEREAS, in accordance with Section 171.044 of the Florida Statutes, the owner or owners of real property in an unincorporated area of a county which is contiguous to a municipality and reasonably compact may petition the governing body of said municipality that said property be annexed to the municipality; and

WHEREAS, the estimated population of the annexation is zero (0); and

WHEREAS, the owners have submitted an application petitioning the property to be annexed to the municipality of the City of Fort Pierce; and

WHEREAS, the petition bears the signature(s) of the current owner(s) and/or former owners of the property to be annexed; and

WHEREAS, the property is contiguous to the municipality of the City of Fort Pierce; and

WHEREAS, the City of Fort Pierce Planning Board, at their August 11th, 2025, meeting, voted 6 to 0 to recommend Approval of the request; and

WHEREAS, in accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department has provided notice of this annexation by mail to the St. Lucie County Administrator's Office on September 8th, 2025, no fewer than thirty (30) days prior to the first reading of this annexation Ordinance by the City Commission of the City of Fort Pierce, Florida; and

WHEREAS, in accordance with Section 171.044(6) of the Florida Statutes, the City Planning Department has provided notice of this annexation, via certified mail, to the St.

Lucie County Board of County Commissioners on September 8th, 2025, no fewer than ten (10) days prior to publishing or posting the ordinance notice;

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, are hereby extended, as depicted on Exhibit "A", attached hereto, and incorporated herein; and annexed into the City:

Parcel ID: 2421-233-0002-000-9

LEGAL DESCRIPTION:

THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.246 ACRES, MORE OR LESS. (PARCEL ID: 2421-233-0002-000-9

Said property containing approximately 8.246 acres and being generally located at or near the northeast corner of South 25th Street and Cortez Boulevard, Fort Pierce, FL 34982.

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Exhibit "A" hereof as of January 1, 2026, and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years. The property tax

classifications and exemptions currently in effect upon and applied to the land described in Exhibit "A" shall not be affected by this Ordinance, so long as the classifications and exemptions are consistent with the standards set forth by the Saint Lucie County Property Appraiser. Nothing in this Ordinance is intended to, or shall be construed as, a revocation or abrogation of the land's current Saint Lucie County Property Appraiser's tax classifications and exemptions.

SECTION 3. That upon this Ordinance becoming effective, the land herein described on Exhibit "A" and annexed into the territorial limits of the City of Fort Pierce shall be zoned Single-Family Intermediate Density (R-2) and assigned a Future Land Use Designation of Residential Low Density (RL), as depicted on Exhibit "B" attached hereto and incorporated herein.

SECTION 4. That in accordance with Section 171.044(3), this Ordinance shall be filed with clerk of the circuit court, the chief administrative officer of St. Lucie County, and the Department of State within seven (7) days after adoption.

SECTION 5. That in accordance with Section 171.091, any change in the City boundaries through annexation shall revise the charter boundary article and shall be filed as a revision of the charter with the Department of State within thirty (30) days; and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

SECTION 6. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance, which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 7. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 8. This Ordinance shall become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____
Sara Hedges
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 25-0XX was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, October 5th, 2025 and Sunday, October 12th, 2025; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on Monday, October, 20th, 2025; and was duly introduced, read by title only, and passed on second and final reading Monday, November 3rd, 2025 by the City Commission of the City of Fort

Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 4th day of November 2025.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

EXHIBIT A
Territorial Limits Extension

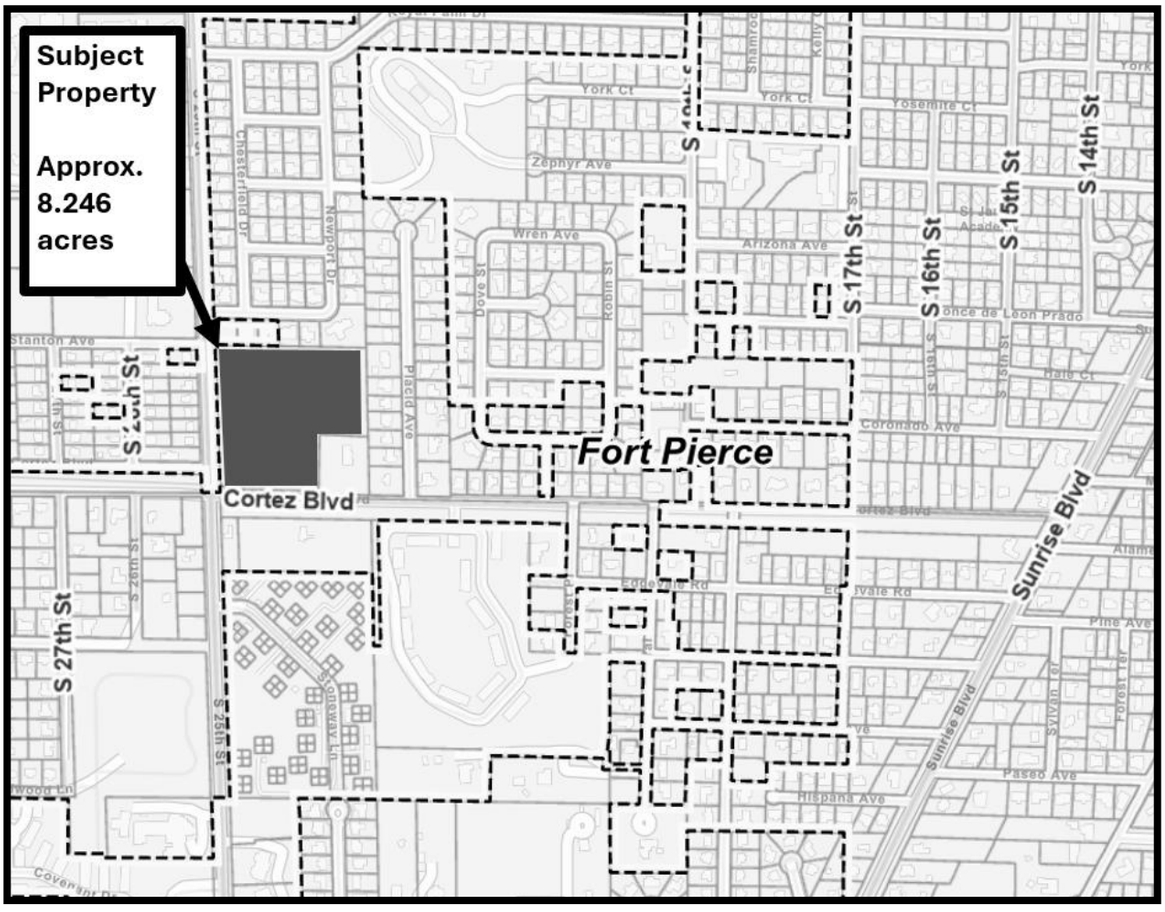


EXHIBIT B
Zoning & Future Land Use Designation Assignment



CITY OF FORT PIERCE

ANNEXATION

October 20th, 2025

PZANN2025-00001

MRM Ventures – ANNEXATION

Northwest Corner of Cortez Boulevard & South 25th Street

(2421-233-0002-000-9)

APPLICANT/OWNER

Tim Morley, MRM Ventures LLC

PARCEL ID #(S):

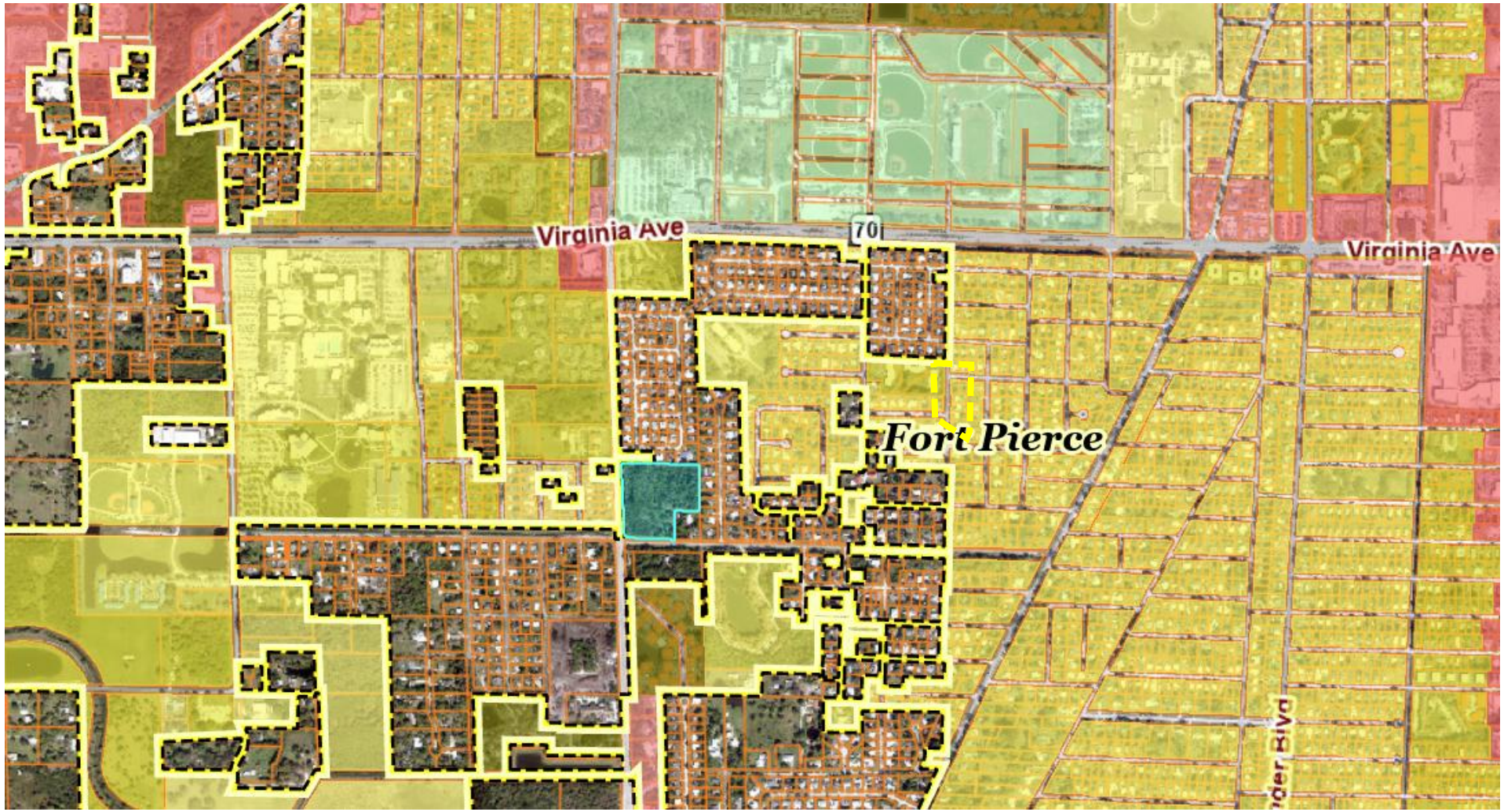
2421-233-0002-000-9

SUMMARY

Request for review of application for an Annexation of one (1) parcel into the City. The subject property has a St. Lucie County Future Land Use RU, Residential Urban, and a zoning classification of RS-4, Residential, Single-Family, 4 units du/ac. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation for the parcels is RL, Residential Low Density, with a Zoning classification of R-2, Single-Family Intermediate Density.

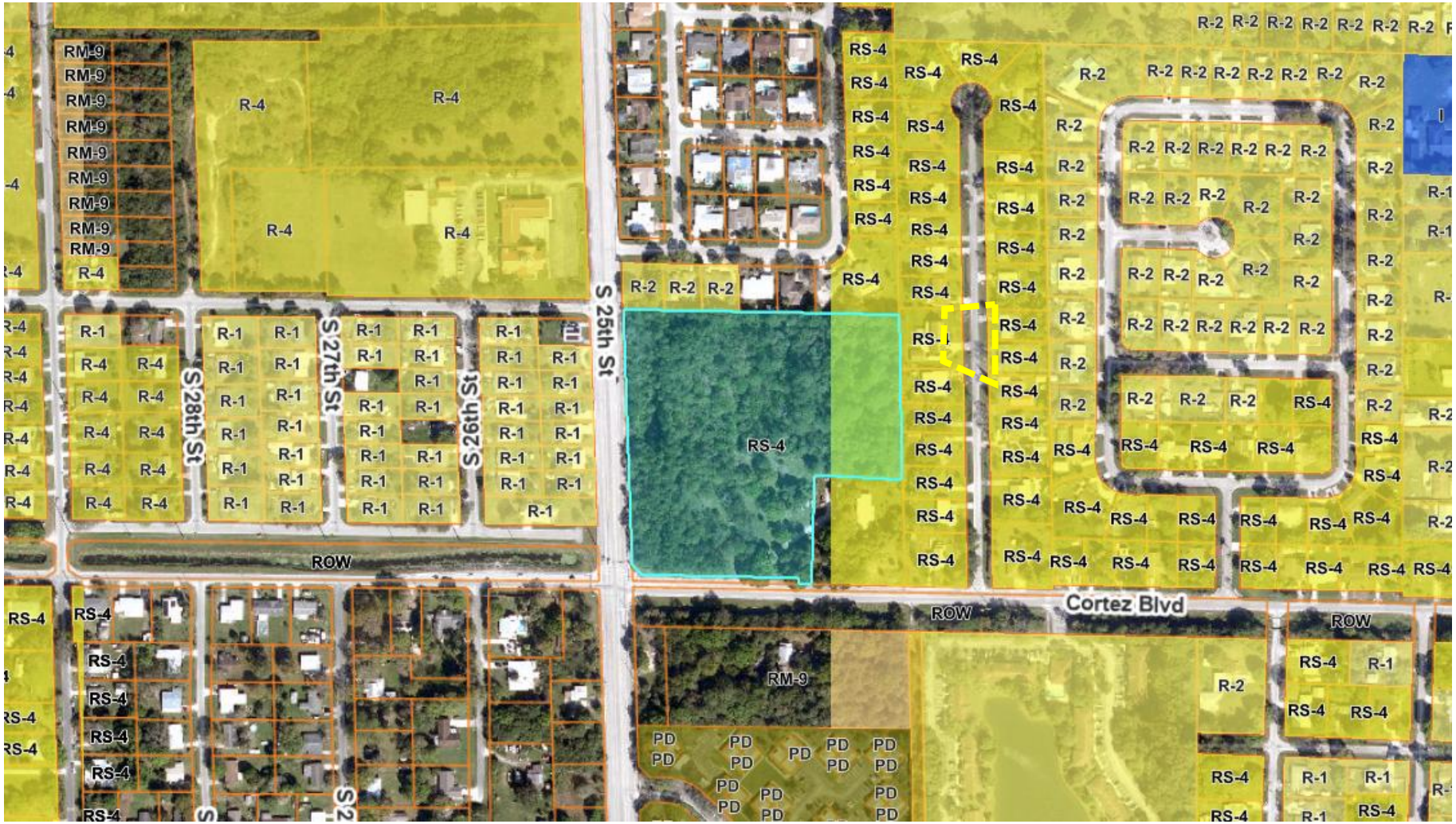
The current taxable value of the property is approximately $839,500. Should the Application for Annexation be approved, and future development of the vacant land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

SITE LOCATION – CITY LIMITS



SITE AREA= 8.25 +/- Acres

EXISTING ZONING CITY & COUNTY



Current SLC FLU:
RU, Residential Urban

Proposed FP FLU:
RL, Low Density Residential

Current SLC Zoning:
RS-4, Residential, Single-Family – 4/du

Proposed FP Zoning:
R-2, Single-Family Intermediate Density Zone

MRM Ventures - ANNEXATION

EXISTING FUTURE LAND USE - CITY & COUNTY



Current SLC FLU:
RU, Residential Urban

Proposed FP FLU:
RL, Low Density Residential

Current SLC Zoning:
RS-4, Residential, Single-Family – 4/du

Proposed FP Zoning:
R-2, Single-Family Intermediate Density Zone

MRM Ventures - ANNEXATION

FLU COMPARISON – MAXIMUM BUILDOUT POTENTIAL

FLU COMPARISON - MRM Ventures

FUTURE LAND USE COMPARISON

	ACRES	SQ.FT
SITE AREA	8.25	359,370.0

		RESIDENTIAL		COMMERCIAL	
	FLU	MAX DENSITY	MAX UNITS	FAR	MAX FLOORSPACE
EXISTING	SLC - RESIDENTIAL URBAN (RU)	5	41	0.0	0.0 SQ.FT
PROPOSED	LOW DENSITY RESIDENTIAL (RL)	6.5	53	0.0	0.0 SQ.FT
	INCREASE / (DECREASE)		12		0.0 SQ.FT

Note: SLC FAR Estimated based on lot coverage and building height restrictions

COMPREHENSIVE PLAN

Pursuant to the Comprehensive Plan policy 1.11.5 “properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission.” Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area.

TECHNICAL REVIEW COMMITTEE

All affected departments have reviewed the proposed ANNEXATION with regards to consistency with established ordinances and requirements of the City Code and Comprehensive Plan.

ANNEXATION

At the August 11th 2025 meeting, the Planning Board voted unanimously to APPROVE the Annexation.

Staff recommends that the City Commission APPROVE the proposed ANNEXATION.

- ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
- ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

- **<u>Alternative actions of the City Commission:</u>**

- Approval with changes.

or

- Disapproval

CITY OF FORT PIERCE

ANNEXATION

October 20th, 2025

PZANN2025-00001

MRM Ventures – ANNEXATION

Northwest Corner of Cortez Boulevard & South 25th Street

(2421-233-0002-000-9)

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: MRM VENTURES ANNEXATION – PROJECT #: PZANN2025-00001

REVIEWER: VENNIS GILMORE, HISTORIC PRESERVATION OFFICER/SENIOR PLANNER

DATE: OCTOBER 3, 2025

STAFF REPORT

Owner/Applicant: Tim Morley, MRM Ventures LLC

Requested Action: Review of an application for the annexation of one (1) parcel into the City, with a City Future Land Use of RL, Residential Low-Density, and a City Zoning of R-2, Single Family Intermediate-Density Zone.

Location: At or near the northeast corner of South 25th Street and Cortez Boulevard

Parcel IDs: 2421-233-0002-000-9

Current SLC Zoning: RS-4, Residential, Single-Family – 4/du
Proposed Zoning: R-2, Single Family Intermediate-Density Zone
Current SLC Future Land Use: RU, Residential Urban
Proposed Future Land Use: RL, Low-Density Residential

Location Map:



Future Land Use County Map:



Futue Land Use City Map:



County Zoning Map:



City Zoning Map:



Surrounding Zoning:

North	East	South	West
R-2 (FP)/RS-4 (SLC)	RS-4 (SLC)	RM-9 (SLC)	R-1 (FP)

Surrounding Future Land Use:

North	East	South	West
RL (FP)/RU (SLC)	RU (SLC)	RM (SLC)	RM (FP)

Site Area: **+/-** 8.25 Acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request for review of an application for the annexation of (1) parcel into the City, with a City Future Land Use Designation of RL, Residential Low-Density, and a City Zoning of R-2, Single Family Intermediate-Density Zone.

The subject property has a St. Lucie County Future Land Use Designation of RU, Residential Urban, and a St. Lucie County Zoning designation of RS-4, Residential, Single-Family – 4/du. To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use Designation for the parcels is RL, Residential Low-Density, with a Zoning Classification of R-2, Single Family Intermediate-Density Residential Zone.

Pursuant to Comprehensive Plan policy 1.11.5 "properties annexed shall receive a land use designation compatible with the County land use designation, unless otherwise approved by the City Commission." Staff has confirmed that the properties are located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is approximately $839,500. Should the Application for Annexation be approved, and future development of the land occurs, the property could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce, depending on the millage rate per year, which currently is 6.9000.

Existing Conditions
Currently, the land is vacant.

Stormwater Retention & Landscaping
Stormwater retention, drainage, and landscaping requirements are to be met when permits are submitted for building on the parcel.

Comprehensive Plan
Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The properties are within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;

2. The ability of the City to provide public services at the City's adopted levels of service;

3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and

4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery."

The subject property will be designated as a City Future Land Use of Low Density Residential. The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single-family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from one to six and one-half dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

The subject property will be classified with a City Zoning of R-2, Single-Family Intermediate-Density Zone. This classification is primarily intended for areas of single-family dwellings with an average net density of less than five units per acre for conventional developments. In addition to housing, various public facilities and other nonresidential uses are permitted under the conditions and safeguards referred to in this section. Areas in this classification should have public water and sewer service.

Summary of Technical Review Committee
All affected departments have reviewed the proposed Annexation with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the annexation.

Planning Board
At the August 11th 2025 meeting, the Planning Board voted unanimously to APPROVE the Annexation.

Staff Recommendation:
Staff recommends that the City Commission **APPROVE** the proposed Annexation application.

Juan Ribera
340 West Flagler Street

Re: Annexation – MRM Ventures – Project #: PZANN2025-00001

Dear Mr. Ribera,

The following are comments from the Planning Department's review of your application **(Please Provide a Written Response and any revisions (if applicable) for all Departments responsible):**

1. Please provide the parcel ID for the subject parcel to be annexed and/or something in writing from the Property Appraiser that confirms the new ID.

2. Please provide a new survey that excludes the parcel containing the house from being highlighted.

If deemed necessary, please provide a written response to each comment to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,
Vennis Gilmore
Historic Preservation Officer/Senior Planner

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZANN2025-00001
2400 Cortez Blvd Annexation

W/WW Engineering: Approved.

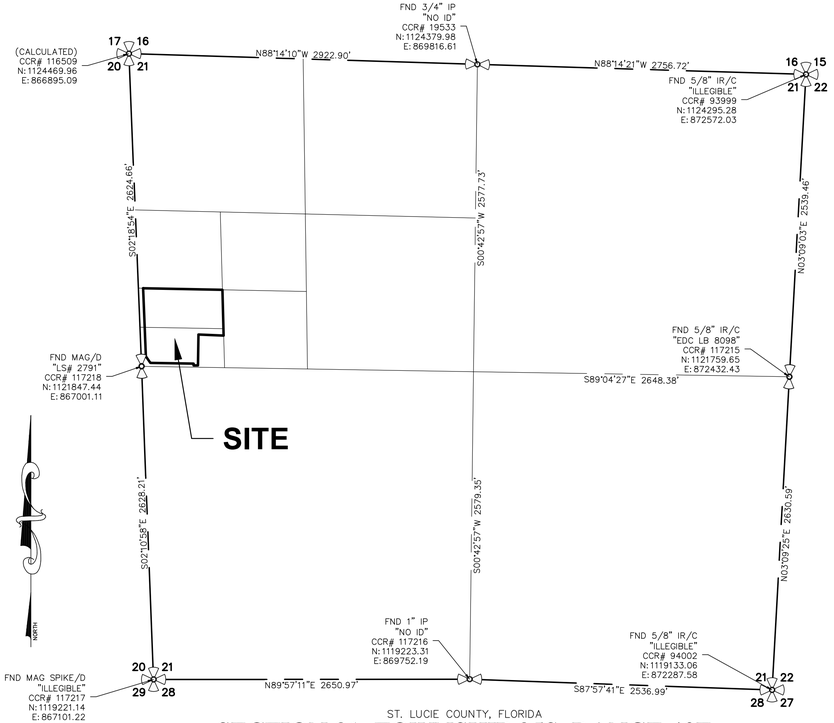
Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**.

Gas: N/A

FPUAnet Fiber: N/A

BOUNDARY SURVEY

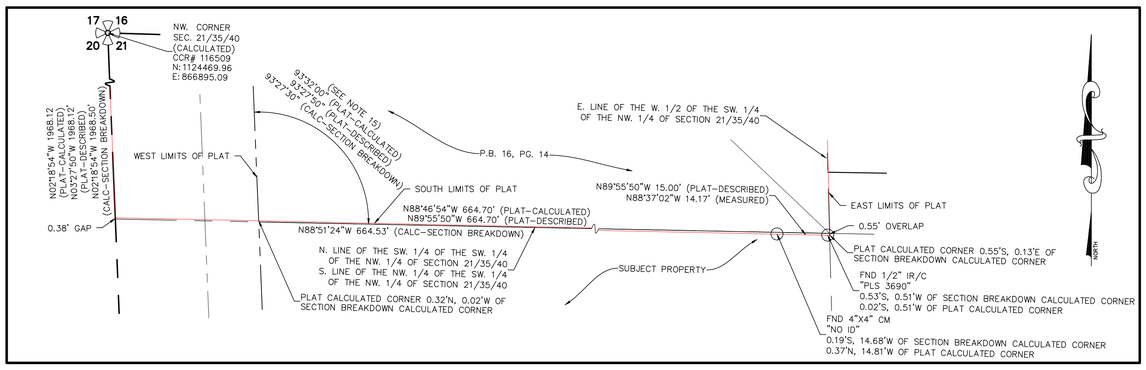
MRM VENTURES II, LLC
SEC. 21, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA



ST. LUCIE COUNTY, FLORIDA

SECTION 21, TOWNSHIP 35S, RANGE 40E

1"=600'

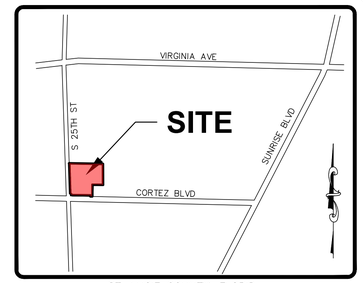


DETAIL A

1"=20'

SYMBOL & ABBREVIATION LEGEND:

ADA	AMERICANS WITH DISABILITIES ACT
(C)	CALCULATED (CALC)
	CATCH BASIN
℄	CENTERLINE
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CONC	CONCRETE
C.B.S.	CONCRETE BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CPP ⊠	CONCRETE POWER POLE (CPP)
	CURB INLET
(D)	DEED
D.B.	DEED BOOK
Ⓓ	DRAINAGE MANHOLE
EOP	EDGE OF PAVEMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND	FOUND
	GUY WIRE ANCHOR
	HYDRANT
ID	IDENTIFICATION
IP	IRON PIPE
IR/C	IRON ROD AND CAP
	IRRIGATION CONTROL VALVE
L&E	LESS & EXCEPT
LB	LICENSED BUSINESS
MAG/D	MAG NAIL AND DISK
MAG SPIKE/D	MAG SPIKE AND DISK
Ⓜ	MAILBOX
NSLRWCD	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
No.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
OHW	OVER HEAD WIRES
PG	PAGE
P.B.	PLAT BOOK
(P)	PLAT DATA
P.O.B.	POINT OF BEGINNING
PLS	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT-OF-WAY
SEC	SECTION
	SIGN
TOB	TOP OF BANK/BERM
Ⓣ	TRAFFIC HANDHOLE
WV ⋈	WATER VALVE (WV)
	WOOD POWER POLE



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2)

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.246 ACRES, MORE OR LESS.

SURVEYOR'S NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON JULY 16, 2025. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP, AND REPRODUCTIONS THEREOF, ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF HALEY WARD, INC. IT IS A VIOLATION OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS NOVEMBER 20, 2024.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 5319, PAGE 1421, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 8.246 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (2011 ADJUSTMENT).
7. UNDERGROUND IMPROVEMENTS AND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS, WITH A PRECISION OF ±0.05 FEET.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X), AREA OF 1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN STRUCTURE (ZONE X), ZONE AH (EL 16.1) AND ZONE AH (16.5) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0186J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. THE DESCRIBED ANGLE SHOWN ON PLAT BOOK 16, PAGE 14 BETWEEN THE WEST PLAT LIMITS (PARALLEL WITH THE WEST LINE OF SECTION 21) AND THE SOUTH LINE OF THE PLAT LIMITS DOES NOT AGREE WITH THE CALCULATED ANGLE WHEN MAPPING BY THE DESCRIBED BEARINGS. EDC, INC. IS SHOWING SAID DISCREPANCY ON THE MAP SHEET HEREON.
16. HALEY WARD, INC. FOUND A GAP & OVERLAP, SHOWN IN DETAIL A HEREON, BETWEEN THE SOUTH LINE OF PLAT BOOK 16, PAGE 14 AND THE NORTH LINE OF THE SUBJECT PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 4732, PAGE 2966 (ADDITIONALLY O.R.B. 5319, PG. 1421).

Michael T Owen Digitally signed by Michael T Owen
Date: 2025.07.16 17:30:47 -04'00'

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556

SIGNATURE DATE:

REV.	DATE	DESCRIPTION	BY	CHK

A DIVISION OF HALEY WARD, INC.
F.B.P.E. AUTHORIZATION No. 32664
L.B. AUTHORIZATION NO. 8267
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

MRM VENTURES II, LLC
ST. LUCIE COUNTY, FLORIDA

TITLE

BOUNDARY SURVEY

DATE	SCALE
7/16/2025	AS SHOWN

DRAWN BY	FIELD CREW	CHECKED BY
RJB	GH	MTO

PROJECT No.
23-197 PARCEL A

SHEET No.
SHEET 1 OF 2

REV.

FILE LOCATION: Z:\EDC\2023\23-197 - HUANG - 2400 CORTEZ BLVD\SURVEY\DWG - PSF\DWG\23-197 BNDY+PARCEL A.DWG, 2025.07.16, 4:36 PM

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NORTH

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N00°55'33"E (C)	15.00' (C)
L2	N34°23'54"W (C)	66.66' (C)
L3	N01°34'03"W (C&D)	113.80' (C&D)
L4	S89°04'27"E (C&D)	222.31' (C&D)
L5	N01°34'03"W (C&D)	140.04' (C&D)
L6	N89°04'27"W (C)	36.84' (C)

NW. CORNER SEC. 21/35/40 (CALCULATED) CCR# 116509 N:1124469.96 E:866895.09

N03°27'50"W 1968.10' (P) N02°18'54"W 1968.50' (C)

NEWPORT DR 60' WIDE R/W

ORANGE BLOSSOM ESTATES SECOND ADDITION BLOCK 7 P.B. 16, PG. 14

LOT 13 2624 NEWPORT DR PARCEL ID: 2421-609-0021-000-1 (VACANT)

LOT 12 2622 NEWPORT DR PARCEL ID: 2421-609-0020-000-4

LOT 11 2620 NEWPORT DR PARCEL ID: 2421-609-0019-000-4

LOT 10 2618 NEWPORT DR PARCEL ID: 2421-609-0018-000-7

LOT 9 2616 NEWPORT DR PARCEL ID: 2421-609-0017-000-0

LOT 7 & 8 2614 NEWPORT DR PARCEL ID: 2421-609-0015-000-6

93°32'00" (P-SEE NOTE 15) 93°27'50" (P) 93°27'50" (C)

N89°55'50"W 664.70' (P)

N88°51'24"W 664.53' (C)

AT&T PAD

AT&T PULLBOX

FND 5/8" IR/C "EDC LB 8098"

FND 1/2" IR/C "KIN LB 6912" 8.97'S, 0.57'E

FENCE 1.65'S, 1.54'E OF PROP. CORNER

FENCE CORNER 0.28'S, 6.55'W OF PROP. CORNER

FENCE CORNER 0.34'N, 0.24'E OF PROP. CORNER

SOUTHERN BELL RISER

SHED

OHW

6' CLF

PLAT LIMITS

5' CLF

12' DRAINAGE & UTILITY EASEMENT

15' MAINTENANCE EASEMENT

FENCE CORNER 0.20'N, 0.42'W OF PROP. CORNER

FND 3/4" IP "NO ID" 0.10'N, 0.48'W

FND 4"X4" CM "NO ID"

FND 1/2" IR/C "PLS 3690" 0.53'S, 0.51'W

30' DRAINAGE & UTILITY EASEMENT PLAT LIMITS 75.01' (C&P)

LOT 8 2715 PLACID AVE PARCEL ID: 2421-606-0008-000-5

LOT 7 2717 PLACID AVE PARCEL ID: 2421-606-0007-000-8

FND 5/8" IR "NO ID" 0.10'S, 0.15'W

2716 PLACID AVE PARCEL ID: 2421-606-0021-000-2

2718 PLACID AVE PARCEL ID: 2421-606-0022-000-9

LOT 22

LOT 23

15.00'-MAINTENANCE ACCESS FOR DRAINAGE P.B. 12, PG. 23

LOT 6 2719 PLACID AVE PARCEL ID: 2421-606-0006-000-1

CONC. DRIVE

WELL

PUMP SHED

TOB

SWALE

TOE

PLAT LIMITS 140.04' (C&P)

LOT 24 2720 PLACID AVE PARCEL ID: 2421-606-0023-000-6

LOT 25 2722 PLACID AVE PARCEL ID: 2421-606-0024-000-3

60.00'

30.00'

30.00'

30.04'

PLAT LIMITS

SHED

LOT 5 2801 PLACID AVE PARCEL ID: 2421-606-0005-000-4

2805 PLACID AVE PARCEL ID: 2421-234-0001-000-5

N01°34'03"W 384.21' (C)

FND 3/4" IP "NO ID" 0.08'E

E. LINE OF THE SW. 1/4 OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 21/35/40 W. LINE OF THE SE. 1/4 OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 21/35/40

N. LINE OF THE SW. 1/4 OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 21/35/40 S. LINE OF THE NW. 1/4 OF THE SW. 1/4 OF THE NW. 1/4 OF SECTION 21/35/40

W 40.00' OF THE N 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 21/35/40 O.R.B. 215, PG. 963

FLOOD ZONE AH (EL 16.1)

GRASS

FLOOD ZONE X

FLOOD ZONE X (1%)

5.00' DRAINAGE & UTILITY EASEMENT P.B. 12, PG. 23

FLOOD ZONE AH (EL 15')

FND 5/8" IR/C "C&T LB 4288" 0.14'N, 0.38'E

LOT 4 2805 PLACID AVE PARCEL ID: 2421-606-0004-000-7

LOT 3 2807 PLACID AVE PARCEL ID: 2421-606-0003-000-0

PROPOSED 5.00' DRAINAGE & UTILITY EASEMENT P.B. 12, PG. 23

FND 5/8" IR/C "C&T LB 4288" 0.16'N, 0.33'E

PLAT OF CORSO COURTS P.B. 12, PG. 23

FND 1/2" IR/C "LB 6912"

FND 1/2" IR/C "LB 6912" 0.14'W

N87°36'26"W 211.43' (C&D)

39.32'

12.69'

LOT 2 2809 PLACID AVE PARCEL ID: 2421-606-0002-000-3

2810 PLACID AVE PARCEL ID: 2421-234-0003-010-2

FND 4"X4" CM "NO ID" 0.28'N, 0.13'W

40.25'

OVERHANG

1-STORY WOOD BUILDING TO BE DEMOLISHED

1-STORY C.B.S. TO BE DEMOLISHED

LOT 1 2811 PLACID AVE PARCEL ID: 2421-606-0001-000-6

30.00'

30.71'

PLAT LIMITS

P.O.B. (L&E PARCEL)

SW CORNER OF LOT 1 P.B. 12, PG. 23 FND 4"X4" CM "NO ID" (TOP BROKEN)

VARYING WIDTH R/W (60' R/W PER P.B. 12, PG. 23)

2302 CORTEZ BLVD PARCEL ID: 2421-234-0004-000-6

2226 CORTEZ BLVD PARCEL ID: 2421-234-0005-000-3

FND 4"X4" CM "NO ID" (DISTURBED) FND 4"X4" CM "NO ID" 0.16'N, 0.48'E

30.07'

30.01'

GRASS

FND 5/8" IR "NO ID" 0.21'S, 0.33'W

L5 140.04' (C&P)

L3 75.01' (C&P)

L4

N. R/W LINE

FND 3"X3" CM "NO ID"

R/W LINE

PLAT LIMITS

8.246± ACRES

NO SITE ADDRESS PARCEL ID: 2421-233-0002-000-9

S. LINE OF THE N. 1/2 OF THE SW. 1/4 OF THE SW. 1/4 OF THE NW 1/4 OF SECTION 21/35/40 N. LINE OF THE S. 1/2 OF THE SW. 1/4 OF THE SW. 1/4 OF THE NW 1/4 OF SECTION 21/35/40

W 40.00' OF THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 21/35/40 O.R.B. 215, PG. 963

E. LINE OF SW 1/4 OF SEC. 21/35/40 W. LINE OF SEC. 21/35/40

S. 25TH ST (HAWLEY RD) 80' WIDE R/W PER FDOT R/W MAP SECTION 94504-2605

R/W LINE

R/W LINE (P.B. 11, PG. 26)

R/W LINE (P.B. 10, PG. 19)

L&E D.B. 153, PG. 249 (BEARING BASIS)

S02°18'54"E 571.49' (C)

35.00' 25.00' 40.00' 40.00' 30.00' 25.00'

5' CONC. WALK

CPP

EOP-"F" CURB

OHW

SHED

L&E 15.00' O.R.B. 3844, PG. 2258 O.R.B. 3844, PG. 2261 PARCEL ID: 2421-233-0001-010-5

L&E D.B. 153, PG. 249

TRAFFIC CONTROL BOX FND 5/8" IR/C "EDC LB 8098" FND 5/8" IR/C "RITZEL-MASON" 0.71'N, 0.73'W

FND 5/8" IR/C "EDC LB 8098"

L2 L1

S89°04'27"E 362.27' (C)

CONC. POLE ADA SURFACE WALK SIGNAL POLE

20 21

R/W LINE & CONC. WALK

EOP-"F" CURB

S. LINE OF THE NW 1/4 OF SECTION 21/35/40 N. LINE OF THE SW. 1/4 OF SECTION 21/35/40

CORTEZ BLVD VARYING WIDTH R/W (50' R/W PER FDOT R/W MAP SECTION 94504-2605) (50' R/W PER P.B. 12, PG. 23)

50.00' 15.00' 35.00'

L6

WATER RISER

CONC. APRON

S89°04'27"E 259.16' (C)

S00°54'25"W 259.01' (C&D)

DIRT DRIVE

L&E PARCEL

2400 CORTEZ BLVD PARCEL ID: 2421-233-0001-000-2

FND 5/8" IR/C "EDC LB 8098"

W. CORNER SEC. 21/35/40 FND MAG/D "LS# 2791" CCR# 117218 N:1121847.44 E:867001.11

NSLRWCD CANAL NO. 8 57' WIDE R/W P.B. 12, PG. 23

57.00'

CORTEZ BLVD PARCEL ID: 2421-322-0003-000-5

FILE LOCATION: Z:\EDC-2022\23-197 - HOANG - 2400 CORTEZ BLVD\SURVEY\DWG - PSP\DWGS\23-197 BNDY+PARCEL A.DWG, 2025-07-16, 4:36 PM

REV. | DATE | DESCRIPTION | BY | CHK.

EDC — A DIVISION OF HALEY WARD, INC.
F.B.P.E. AUTHORIZATION No. 32664
L.B. AUTHORIZATION NO. 8267
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

PROJECT

MRM VENTURES II, LLC
ST. LUCIE COUNTY, FLORIDA

TITLE

BOUNDARY SURVEY

DATE	SCALE
7/16/2025	AS SHOWN

DRAWN BY	FIELD CREW	CHECKED BY
RJB	GH	MTO

PROJECT No.
23-197 PARCEL A

SHEET No.
SHEET 2 OF 2

REV.

Exhibit A

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°3403 WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°3626 WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°5425 WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°0427 EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°3403 WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING CONTAINING 8.246 ACRES.

Parcel Identification Number: 2421-233-0001-000-2

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5486571 OR BOOK 5319 PAGE 1421, Recorded 05/30/2025 10:53:34 AM Doc

Prepared by and return to:
Guillermo M. Mancebo, Esq.
Mancebo Law, P.A.
250 Catalonia Avenue, Suite 302
Coral Gables, FL 33134
(305) 704-8694
File Number: **24-132-MORLEY**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **23rd** day of **May, 2025** between **Kenneth M. Gibbons, a single man,** whose post office address is **2400 Cortez Blvd, Fort Pierce, FL 34982, Nancy Leah Gibbons, a single woman,** whose post office address is **4155 Wildridge Drive, Duluth, GA 30096, John Ammons, a single man,** whose post office address is **36294 Crestway Avenue, Prairieville, LA 70769, Sherry Brown, a single woman, as Personal Representative of the Estate of Robert A. Gibbons,** whose post office address is **3 Harbour Isle Drive East, Unit 106, Fort Pierce, FL 34949, Joseph C. Gibbons, a single man,** whose post office address is **2400 Cortez Blvd, Fort Pierce, FL 34982, Cynthia Bencaz, a married woman,** whose post office address is **10801 Lindsay Lane, Denham Springs, LA 70726, David Alan Gibbons, a single man,** whose post office address is **6103 Birch Drive, Fort Pierce, FL 34982 and Dianne Quebedeaux, a married woman,** whose post office address is **1715 McQuid Drive, Baton Rouge, LA 70810,** grantor, and **MRM Ventures II, LLC, a Florida Limited Liability Company** whose post office address is **18501 Pines Boulevard, Unit 107, Pembroke Pines, FL 33029,** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **St. Lucie County, Florida** to-wit:

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°3403 WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°3626 WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°5425 WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°0427 EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°3403 WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING CONTAINING APPROXIMATELY 8.246 ACRES.

Subject to taxes for 2025 and subsequent years; conditions, covenants, easements, limitations, reservations and restrictions of record, if any. This instrument shall not serve to reimpose same.

Grantors Cynthia Bencaz and Dianne Quebedeaux warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead address is: 10801 Lindsay Lane, Denham Springs, LA 70726 and 1715 McQuid Drive, Baton Rouge, LA 70810, respectively.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **12/31/2024**.

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Natalie M. Ochse
Witness
Printed Name: Natalie M. Ochse
P.O. Address: 5705 Briargate Lane
Ft. Pierce FL 34981

Kenneth M. Gibbons

Reshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 373 SW Arimaldo Ter
Port St. Lucie, FL 34984.

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Kenneth M. Gibbons who [ ] is personally known or [X] has produced a driver's license as identification.

[Seal]

REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/19/2027

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Christina Carroll
P.O. Address: 4155 Wildridge Dr
Duluth GA 30096

Witness
Printed Name: Jon Funches-Wells
P.O. Address: 1700 Northside Drive
A7-5346, Atlanta GA, 30357

Nancy Leah Gibbons

State of Georgia
County of Gwinnett

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Nancy Leah Gibbons who [ ] is personally known or [X] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Jon Funches-Wells
My Commission Expires: December 20th, 2026

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OFFICIAL SEAL
JON FUNCHES-WELLS
NOTARY PUBLIC-GEORGIA
DEKALB COUNTY
My Comm. Expires Dec. 20, 2026

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Blaine Bonvillain
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner, LA 70065

John Ammons

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by John Ammons who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Renee Beech Smith 128859
My Commission Expires: At Death

RENEE BEECH SMITH
NOTARY PUBLIC
ID NO. 128859
STATE OF LOUISIANA

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Estate of Robert A. Gibbons

Natalie M. Ochse
Witness
Printed Name: Natalie M. Ochse
P.O. Address: 5705 Briargate Land
Ft Pierce FL 34981

By: _____
Sherry Brown, Personal Representative

Reshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 313 SW Arimalo Ter
Port St. Lucie, FL 34984.

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Sherry Brown, Personal Representative of the Estate of Robert A. Gibbons who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/19/2027

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Natalie M. Ochse
Witness
Printed Name: Natalie M. Ochse
P.O. Address: 5705 Briargate Lane
Ft. Pierce FL 34981

Joseph C. Gibbons
Joseph C. Gibbons

Reshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 313 SW Grimaldo Ter
Port St Lucie, FL 34984.

State of FLORIDA
County of ST. LUCIE

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Joseph C. Gibbons who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/19/2027.

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Blaine Bonvillain
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner LA 70065

Cynthia Bencaz
Cynthia Bencaz

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Cynthia Bencaz who [ ] is personally known or [✓] has produced a driver's license as identification.

[Seal]

RENEE BEECH SMITH
NOTARY PUBLIC
ID NO. 128859
STATE OF LOUISIANA

Notary Public
Print Name: Renee Beech Smith 128859
My Commission Expires: At Death

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Reeshema Jeanbaptiste
Witness
Printed Name: Reeshema Jeanbaptiste
P.O. Address: 373 SW Grimaldo Ter, Port St. Lucie, FL 34984.

David Alan Gibbons
David Alan Gibbons

Natalie M. Ochoa
Witness
Printed Name: Natalie M Ochoa
P.O. Address: 5705 Briargate Lane Ft. Pierce FL 34981

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 23rd day of May, 2025 by David Alan Gibbons who ☐ is personally known or ☑ has produced a driver's license as identification.

[Seal]
REESHEMA JEANBAPTISTE
Notary Public - State of Florida
Commission: HH 388796
Expires: 04/19/2027

Reeshema Jeanbaptiste
Notary Public
Print Name: Reeshema Jeanbaptiste
My Commission Expires: 4/17/2027.

[REMAINDER OF THIS PAGE INTENTIONALLY BLANK]

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Blaine Bonvillain
P.O. Address: 5804 Macbeth Dr.
Baton Rouge, LA 70817

Witness
Printed Name: Renee Beech Smith
P.O. Address: 3656 W. Loyola Dr
Kenner, LA 70065

Dianne Quebedeaux
Dianne Quebedeaux

State of Louisiana
County of East Baton Rouge

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 23rd day of May, 2025 by Dianne Quebedeaux who [ ] is personally known or [ ] has produced a driver's license as identification.

[Seal]

Notary Public
Print Name: Renee Beech Smith, 128857
My Commission Expires: at Death

RENEE BEECH SMITH
NOTARY PUBLIC
ID NO. 128857
STATE OF LOUISIANA

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Planning and Development
Services Department
Planning Division

M E M O R A N D U M

TO: Benjamin Balcer, AICP, Planning & Development Services Director

FROM: Kori Benton, AICP, Planning Manager

DATE: March 5, 2025

SUBJECT: Gibbons Lot Split – LS-2210-000013
PDS Order 2025-029

On October 18, 2022, Pamela Williams of the Fairwater Title Company, on behalf of the property owner, submitted a lot split application for a parcel located at 2400 Cortez Blvd. in Fort Pierce (Parcel ID# 2421-233-0001-000-2). The proposal would divide a +/-9.52-acre parcel into a +/- 8.246-acre Parcel "A" and a +/-1.276-acre Parcel "B".

BACKGROUND:

Applicant/Property Owner: Kenneth, Robert & David Gibbons
2400 Cortez Blvd.
Fort Pierce, FL 34982-5608

Agent: Pamela Williams - Fairwater Title Company
466 SW Port St. Lucie Blvd, Ste 108
Port Saint Lucie, FL 34953

Parcel ID Number: 2421-233-0001-000-2

Parcel Size: 9.52-acres

Site Address: 2400 Cortez Blvd., Fort Pierce, FL 34982

Existing Use: Single-Family Residence

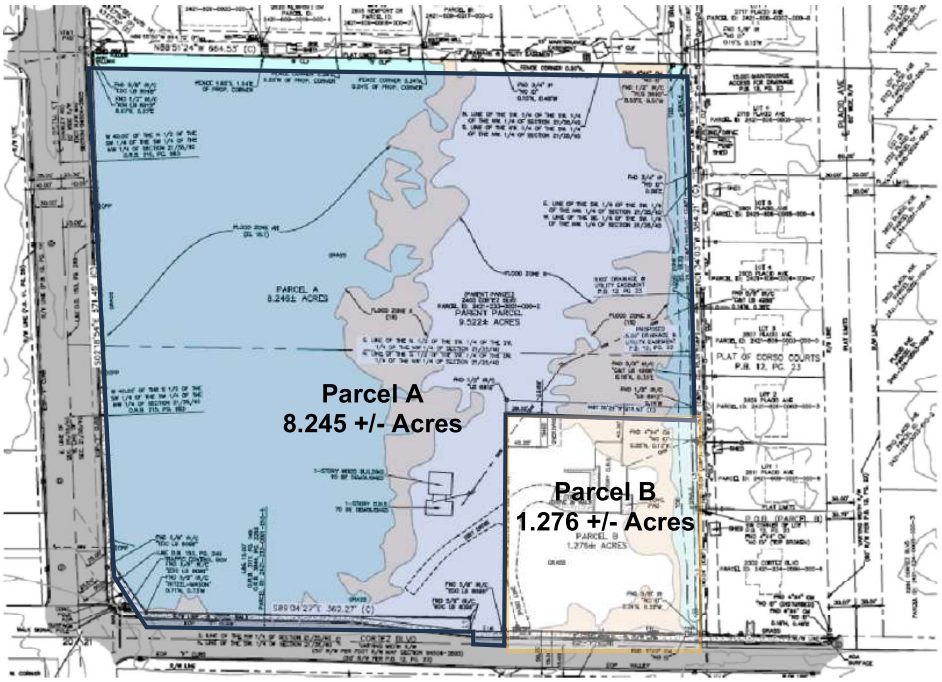
Zoning District: RS-4 (Single-family, Residential-4)

Future Land Use: RU (Residential Urban)

Existing Right-of-Way: Cortez Blvd. is an existing 50 to 65 ft. Right-of-way, north of a 57ft. NSLRWCD Right-of-way. No request for Right-of-Way dedication at this time.

Utilities Services: Existing Well & Septic, FPUA Water & Wastewater Available (to South)

Proposed Lot Split



ANALYSIS:

Pursuant to the St. Lucie County Land Development Code (LDC) adopted on January 1, 1990, a property owner of a meets and bounds tract of land may apply for a one-time lot split, free from any previous division of land. Following staff's review of the deeds for the subject property and adjacent properties, it has been determined, there has not been a previous lot split, lot line adjustment or minor replat since the adoption of the 1990 LDC.

The subject property is within the RS-4 (Single-family, Residential-4) Zoning District, with a Future Land Use designation of RU (Residential Urban). The site is located within the Urban Service Boundary (USB), however existing legacy services are via well and septic. The Fort Pierce Utilities Authority (FPUA) has central water and wastewater lines to the south which would be accessible to future development.

****

STANDARDS FOR LOT SPLIT REVIEW AS SET FORTH IN THE ST. LUCIE COUNTY LAND DEVELOPMENT CODE SECTION 11.03.04

St. Lucie County Land Development Code (LDC) Section 11.03.04 establishes the Standards of Review for Lot Splits. The proposed lot split shall be granted only if the applicant complies with the following:

1. **Each lot conforms to the requirements of this Code.**

   Pursuant to LDC Section 7.04.01, the proposed lot line adjustment will result in both parcels complying with the lot size and dimensional requirements for the RS-4 (Residential, Single-family-

4) Zoning District, as outlined in the following table:

Zoning District	Min Lot Size	Min Lot Width	Min Road Frontage
RS-4 (Residential, Single-family-4)	10,000 ft^2 *8,000 ft2	75 feet	60 feet

Parcel A
The newly proposed Parcel "A" parcel is slated to contain +/-8.245 acres, exceeding the lot width, area and frontage requirements. Accessory structures on this land are proposed for removal.

Parcel B
The existing single-family residence will remain on proposed Parcel "B" +/-1.276 acres, including maintenance of some accessory structures or features. Parcel "B" will comply with the lot width, area and frontage requirements.

2. **Each lot shall abut a public or private street (except as hereinafter provided) for the required minimum road frontage for the Zoning District where the lots are located.**

   Following the division, the parcels will each feature over 60ft. of frontage along Cortez Blvd., with Parcel "A" holding frontage on 25th Street.

3. **If any lot abuts, a street right-of-way that does not conform to the design specifications provided in this Code, the owner shall be required to dedicate one-half the right-of-way width necessary to meet the minimum design requirements.**

   Cortez Blvd. is an existing 50 to 65 ft. right-of-way, north of a 57ft. NSLRWCD Right-of-way. 25th Street is an 80ft. right-of-way in this area. There is no request for a right-of-way dedication by the Public Works Department.

RECOMMENDATION:
Approval of PDS Order No. 2025-029 (*with conditions*)

Staff coordinated with the Development Review Committee (DRC) and determined the subject parcel may be divided as shown on the Survey Sketch prepared by Michael Owen of EDC Inc. (Haley Ward) dated December 18, 2024 and submitted to the Planning & Development Services Department on January 29, 2025 and meets all applicable provisions of the Land Development Code subject to the following conditions:

1. Within 90 days of Lot Split approval, the applicant and/or property owners shall record warranty deeds reflecting the approved land division.

2. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.

3. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.

Attachment: Boundary Survey and Lot Split Sketches created by EDC Inc.

PDS ORDER 2025-029

File No.: LS-2210-000013

AN ORDER APPROVING A LOT SPLIT FOR THE PROPERTY CONSISTING OF 9.52 ACRES LOCATED AT 2400 CORTEZ BOULEVARD, KNOWN AS THE GIBBONS LOT SPLIT

WHEREAS, the St. Lucie County Planning and Development Services Director has reviewed the application for a Lot Split submitted by Pamela Williams - Fairwater Title Company on behalf of the Property Owners, evaluated the comments and certification of the Development Review Committee, and made the following determinations:

1. The Lot Split application has been approved for the property consisting of 9.52 acres, which holds a zoning designation of RS-4 (Single-family, Residential-4), located on the north side of Cortez Blvd., east of 25th Street, and legally described as follows:

LEGAL DESCRIPTION (SUBJECT PROPERTY)

THE SOUTHWEST ¼ OF THE SOUTHWEST 1/4 OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA,

LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY. FLORIDA. (PARCEL ID# 2421-233-0001-000-2)

CONTAINING 9.522 ACRES, MORE OR LESS.

DIVIDED AS FOLLOWS:

LEGAL DESCRIPTION PARCEL "A"

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 8.246 ACRES, MORE OR LESS. 8.246 ACRES, MORE OR LESS. THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN DEED BOOK 153, PAGE 249, OFFICIAL RECORDS BOOK 215, PAGE 963 AND OFFICIAL RECORDS BOOK 3111, PAGE 148, ALL OF THE PUBLIC RECORDS OF ST.

LUCIE COUNTY, FLORIDA. (PARCEL ID# 2421-233-0001-000-2) LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 8.246 ACRES, MORE OR LESS. 8.246 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL "B"

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF CORSO COURT, AS RECORDED IN PLAT BOOK 12, PAGE 23 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 01°34'03" WEST, ALONG THE WEST LIMITS OF SAID PLAT OF CORSO COURT (SAID LINE ALSO BEING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21), A DISTANCE OF 113.80 FEET; THENCE LEAVING SAID WEST LINE, NORTH 87°36'26" WEST, A DISTANCE OF 211.43 FEET; THENCE SOUTH 00°54'25" WEST, A DISTANCE OF 259.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CORTEZ BOULEVARD (50-FOOT-WIDE RIGHT-OF-WAY); THENCE SOUTH 89°04'27" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 222.31 FEET TO A POINT ON AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 01°34'03" WEST, ALONG SAID EAST LINE, A DISTANCE OF 140.04 FEET TO THE POINT OF BEGINNING. CONTAINING 1.276 ACRES, MORE OR LESS. 1.276 ACRES, MORE OR LESS.

2. The Development Review Committee has reviewed the lot split application for the subject property and found it to meet the technical requirements of the St. Lucie County Land Development Code and has satisfied the standards of review set forth in Section 11.03.04(D) of the St. Lucie County Land Development Code.

3. Planning staff has provided an analysis of the parcel's eligibility for a one-time lot split pursuant to Section 11.03.04 of the St. Lucie County Land Development Code. That analysis can be found in the memorandum dated March 5, 2025, entitled *Gibbons Lot Split – LS-2210-000013.*

NOW, THEREFORE, BE IT ORDERED by the Planning and Development Services Director of St. Lucie County, Florida:

A. Pursuant to Section 11.03.04 of the St. Lucie County Land Development Code, the Lot Split is hereby approved by the Planning and Development Services Director as shown on the survey sketch (Exhibit A) prepared Michael Owen of EDC Inc. (Haley Ward) dated December 18, 2024 and submitted to the Planning & Development Services Department on January 29, 2025 subject to the following conditions:

1. Prior to recording warranty deeds to achieve the approved Lot Split, the rear accessory structure (shed) shall be permitted for relocation to comply with setbacks, removed, or an administrative variance achieved.

2. Within 90 days of Lot Split approval, the applicant and/or property owners shall record warranty deeds reflecting the approved land division.

3. No further division of the property is permitted unless a final record plat is submitted in accordance with Section 11.03.04 of the Land Development Code.

B. St. Lucie County is not responsible for the maintenance, up-keep, or improvement of any private drives, roads, streets, easements, or rights-of-way providing ingress and egress or drainage service to the subject property.

C. A copy of this Order shall be attached to the boundary survey described in Part A and shall be placed on file in the Planning and Development Services Department.

D. This Order shall be recorded in the Public Records of St. Lucie County.

ORDER effective the _____ day of _____, 2025.

PLANNING AND DEVELOPMENT SERVICES

ST. LUCIE COUNTY, FLORIDA

BY _____

Benjamin Balcer, AICP, Director

APPROVED AS TO FORM

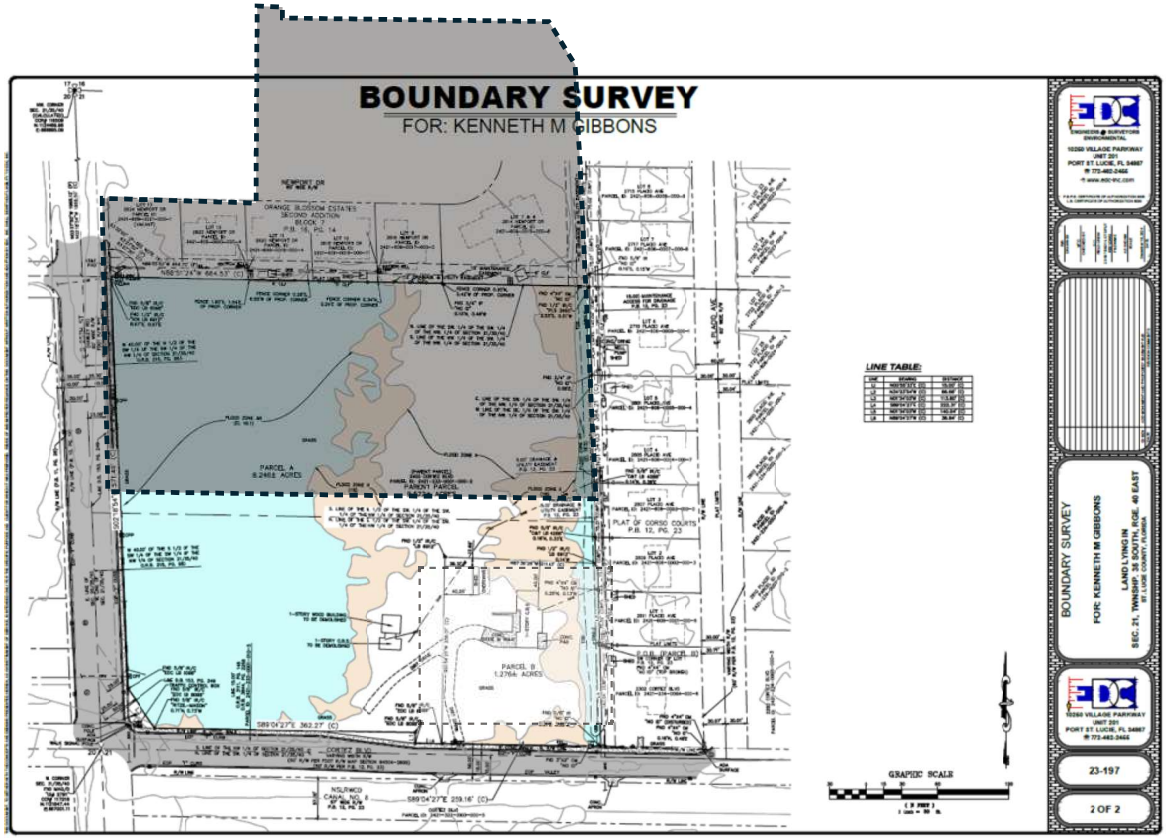
AND CORRECTNESS

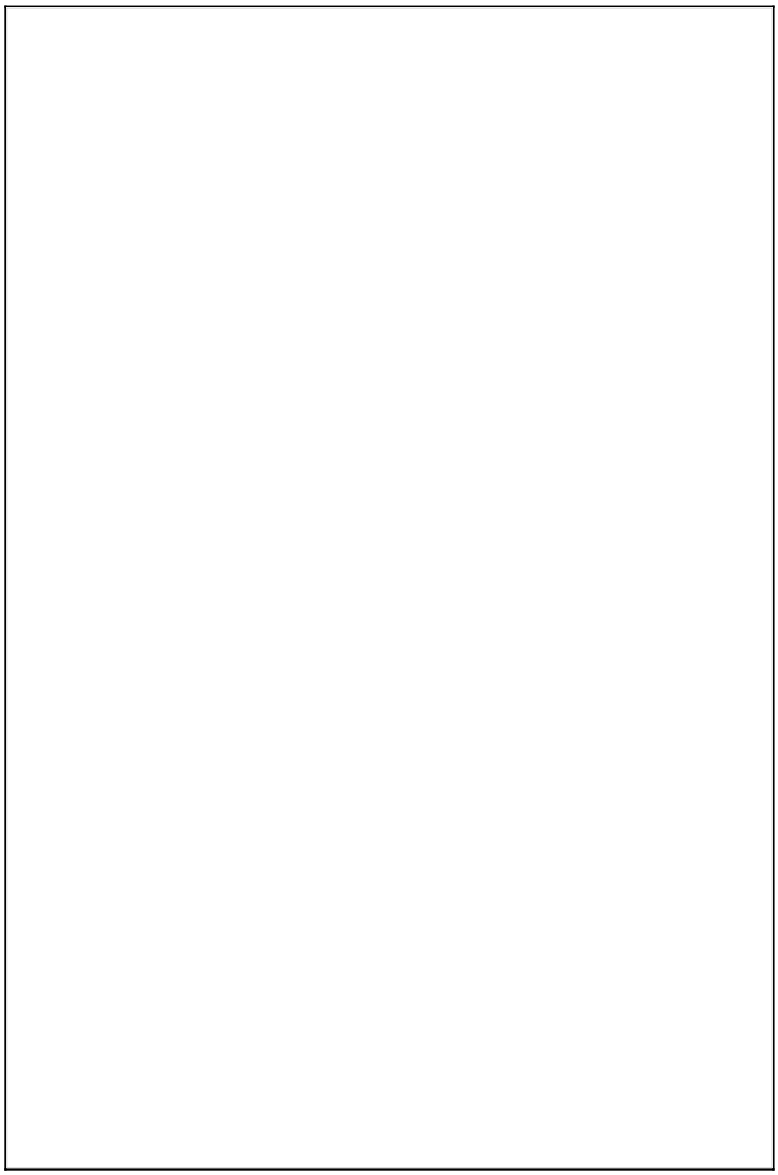
_____

County Attorney

EXHIBIT A

(Boundary Sketch of Division)


BOUNDARY SURVEY
FOR: KENNETH M GIBBONS
ORANGE BLOSSOM ESTATES SECOND ADDITION P.B. 16, PG. 14
PARCEL A 8.2465 ACRES
PARENT PARCEL
PARCEL B 1.2764± ACRES
PLAT OF CORSO COURTS P.B. 12, PG. 23
N89°51'24"W 664.53' (C)
S89°04'27"E 362.27' (C)
S89°04'27"E 239.16' (C)
LINE TABLE:
GRAPHIC SCALE
BOUNDARY SURVEY
FOR: KENNETH M GIBBONS
LAND LYING IN
SEC. 21, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST LUCIE COUNTY, FLORIDA
23-197
2 OF 2



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: Annexation - MRM Ventures - NE Corner of S 25th ST & Cortez Blvd

NOTICES PROVIDED PURSUANT TO: City Code Section 125-37

NOTICE BY NEWSPAPER: October 5th, 2025 & October 12th, 2025

NOTICE BY MAIL: September 8th, 2025

NOTICE BY SIGNS: N/A

VERIFIED BY: Vennis Gilmore **TITLE:** HP Officer/Senior Planner

SIGNATURE: **DATE:** October 3rd, 2025

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: VENNIS GILMORE, SENIOR PLANNER

FROM: SARA HEDGES, CITY ATTORNEY *SH*

RE: MRM VENTURES ANNEXATION

CAO RLS FILE: RLS 25-274

DATE: SEPTEMBER 15, 2025

I have reviewed the above Request for Legal Services (RLS) related to an Annexation Ordinance. Please include the following Whereas Clause in the Ordinance:

> **WHEREAS,** the property is contiguous to the municipality of the City of Fort Pierce; and

With the above included, the Ordinance is approved as to form and correctness.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.
SH

City Commission Regular Meeting - 5:05 PM **12. E.**

Meeting Date: 10/20/2025

Re: Impact Fee Moratorium

Submitted For: Shyanne Harnage, Director, Community and Economic Dev

SUBJECT:

Legislative Hearing - Ordinance 25-033 - Impact Fee Moratorium within Urban Infill and Redevelopment Area. FIRST READING.

SUMMARY:

Ordinance 25-033 will provide a moratorium on the imposition and collection of City impact fees within the Fort Pierce Redevelopment Area for a period of one year. The City Commission adopted the initial urban infill impact fee moratorium via Ordinance 20-007 on March 16, 2020. It expired one year later and numerous subsequent ordinances extended the moratorium, which is now set to expire on November 5, 2025.

In established urban areas, there may be older buildings or underutilized sites that could benefit from redevelopment. By implementing an impact fee moratorium, it becomes more economically viable for businesses to invest in these areas and breathe new life into the community. This can result in revitalization, job creation, and increased economic activity. In an established urban core, the infrastructure is largely already in place. Therefore, new construction may not be placing as much strain on public services as they would in areas that require significant infrastructure investments.

RECOMMENDATION:

Approve Ordinance 25-033

ALTERNATIVES:

Amend or deny Ordinance 25-033

RESPONSIBLE STAFF:

Shyanne Harnage, Community and Economic Development Director

COORDINATED WITH:

City Attorney
City Clerk

Fiscal Impact

OTHER INFORMATION:

The proposed ordinance does not require the use of City funds. The moratorium temporarily suspends the collection of impact fees within designated urban infill areas as an incentive to promote private development and redevelopment. Any short-term reduction in impact fee revenue is anticipated to be offset by long-term gains in taxable value and economic activity.

Attachments

Ordinance 25-033
Business Impact Estimate Form
RLS Memo

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	10/09/2025 01:50 PM
City Manager	Richard Chess	10/09/2025 04:35 PM
Form Started By: Shyanne Harnage		Started On: 10/08/2025 04:51 PM
Final Approval Date: 10/09/2025		

ORDINANCE NO. 25-033

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; PROVIDING FOR A **MORATORIUM ON THE IMPOSITION AND COLLECTION OF CITY IMPACT FEES** FOR A PERIOD OF ONE (1) YEAR WITHIN THE BOUNDARIES OF THE CITY'S DESIGNATED URBAN INFILL AND REDEVELOPMENT AREA REQUIRED BY SECTIONS 113-8, 113-15 THROUGH AND INCLUDING 113-19 OF THE CITY CODE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission adopted Ordinance No. 24-041 on November 4, 2024, issuing a one (1) year moratorium on City Impact Fees within the City's Designated Urban Infill and Redevelopment Area; and

WHEREAS, the City Commission desires to continue to promote Fort Pierce to encourage the investment of private resources in the urban core of our city by suspending the collection of City Impact Fees in an effort to stimulate and encourage new development within the boundaries of the City's Designated Urban Infill and Redevelopment Area; and

WHEREAS, the moratorium of impact fees herein may place the City in a more competitive position, thus enhancing efforts by the City and the community to encourage economic development opportunities to create permanent employment expansion opportunities; and

WHEREAS, the City Commission finds the most effective economic stimulus that the City can provide is to offer incentives to new construction projects by removing the City-imposed development costs represented by city impact fees; and

WHEREAS, this is an integral part of the City's overall economic development strategy; and

WHEREAS, the City Commission will evaluate the impacts of suspending the City Impact Fee Program as herein provided for, and shall thereafter further consider changes in the Comprehensive Plan if and to the extent necessary so as to reflect the experience resulting from the temporary moratorium herein provided for; and

WHEREAS, such moratorium shall apply to all such new construction within the boundaries of the City's Designated Urban Infill and Redevelopment Area for which a building permit is issued subsequent to the adoption of this ordinance; and

WHEREAS, the moratorium will continue for one (1) year after its effective date, unless otherwise modified or repealed by the City Commission; and

WHEREAS, Section 166.021, Florida Statutes, provides the City with the power to enhance and expand economic activity in the City including the authority to expend and use public funds toward achievement of the City's economic development goals;and

WHEREAS, the City of Fort Pierce will continue to collect Impact Fees for St. Lucie County in accordance with established Interlocal Agreement(s).

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The imposition of Impact Fees, as provided by Code Sections 113-15 through and including Section 113-19, and the collection of said fees as provided by Code Section 113-8, are hereby suspended within the boundaries of the City's Designated

Urban Infill and Redevelopment Area for a period not to exceed one (1) year from the date of final passage hereof and shall be reinstated thereafter to full force and effect unless or until they should be modified or amended.

SECTION 2. All ordinances of parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 3. This ordinance is and the same shall become effective immediately upon final passage hereof and shall remain in effect for a period of one (1) year, or for such shorter period as may hereafter be determined by the City Commission by subsequent ordinance, following such final passage and shall then cease to become effective unless otherwise extended by further ordinance.

SECTION 4. If any provision of this ordinance is held to be invalid, unconstitutional, or unenforceable for any reason by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this article, which shall be deemed separate, distinct, and independent provisions to the fullest extent possible.

APPROVED AS TO
FORM AND CORRECTNESS:

_____
Sara K. Hedges
City Attorney

STATE OF FLORIDA COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 25-033 was duly advertised by title only in the St. Lucie News Tribune on _____, 2025; copy of said Ordinance was made available at the Office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2025; and was duly introduced, read by title only, and passed on second and final reading on _____, 2025, by the City Commission of Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___ day of _____ 2025.

_____
Linda Hudson, Mayor

ATTEST:

_____
Linda W. Cox
City Clerk

(SEAL)

BUSINESS IMPACT ESTIMATE

SUBMITTED BY:

SUBJECT:

---

1. Summary of the proposed ordinance, including a statement of the public purpose to be served by the proposed ordinance, such as serving the public health, safety, morals, and welfare of the municipality.

2. Estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

   a. Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted.

   b. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible.

   c. An estimate of the City's regulatory costs, including an estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs.

3. A good faith estimate of the number of businesses likely to be impacted by the ordinance.

4. Any additional information the Commission may find useful.

As approved as part of SB170 and effective October 1, 2023, pursuant to Section 166.041(4), Florida Statutes, the City is required to prepare a business impact estimate prior to enacting an ordinance, subject to exemptions noted in the Law.

This does not apply to the following types of ordinances:

1. Ordinances required for compliance with federal or state law or regulation;
2. Ordinances relating to the issuance or refinancing of debt;
3. Ordinances relating to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
4. Ordinances required to implement a contract or an agreement, including, but not limited to, any federal, state, local, or private grant, or other financial assistance accepted by a municipal government;
5. Emergency ordinances;
6. Ordinances relating to procurement; or
7. Ordinances enacted to implement the following:
    a. Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits;
    b. Sections 190.005 and 190.046; 351
    c. Section 553.73, relating to the Florida Building Code; or
    d. Section 633.202, relating to the Florida Fire Prevention Code.

THE SUNRISE CITY
FORT PIERCE
CITY ATTORNEY'S OFFICE Florida

TO: SHYANNE HARNAGE, DIRECTOR, COMMUNITY AND ECONOMIC DEV

FROM: FELICIA HOLLOMAN, ASSISTANT CITY ATTORNEY FH

THROUGH: SARA HEDGES, CITY ATTORNEY SH

RE: IMPACT FEE MORATORIUM

CAO RLS FILE: 25-312

DATE: OCTOBER 8, 2025

I have reviewed the above request for legal services related to the Ordinance adopting an impact fee moratorium. A redlined and clean copy of the Ordinance has been uploaded, and the clean copy is approved as to form and correctness. Per your direction, the length of the moratorium has been changed to one (1) year.

Please note that there have been previous discussions to institute new impact fees, such as for law enforcement, that would likely be impeded by this moratorium. For future impact fees to be assessed in the Urban Infill and Redevelopment Area, an ordinance amending or repealing the moratorium will need to be considered if the moratorium is still in place.

If you have any questions, please do not hesitate to contact this Office via phone or e-mail.

Thank you.

City Commission Regular Meeting - 5:05 PM **13. A.**

Meeting Date: 10/20/2025

Re: Chess Review

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Six-month evaluation of Richard Chess, City Manager

Attachments

Contract

Form Review

Form Started By: Linda Cox Started On: 06/09/2025 11:03 AM

Final Approval Date: 10/13/2025

EMPLOYMENT AGREEMENT

CITY OF FORT PIERCE
CITY MANAGER
RICHARD D. CHESS

THIS EMPLOYMENT AGREEMENT ("Agreement") is made and entered into this 17th day of March, 2025 with an effective date of April 2, 2025 ("Effective Date"), by and between the City of Fort Pierce, Florida, a municipal corporation ("City") and Richard D. Chess ("City Manager").

WITNESSETH

WHEREAS, pursuant to Article IV of the City of Fort Pierce Charter ("City Charter"), the City desires to secure the services of City Manager as the City Manager for the City; and

WHEREAS, City Manager desires to accept such position; and

WHEREAS, the City and City Manager intend this Agreement to provide certain benefits and establish certain conditions of employment to which City Manager has agreed.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION 1. EMPLOYMENT.

City Manager will render full-time professional services to the City in the capacity of the City Manager of the City for the term of five (5) years commencing on the Effective Date. This Agreement shall automatically renew and continue thereafter on a year-to-year basis unless written notice of termination or notice of

non-renewal of this Agreement is given by either party to the other party ninety (90) days prior to the expiration of the existing term.

City Manager agrees he shall devote all of his time, attention, knowledge, and skill, solely and exclusively, to the business and interests of the City of Fort Pierce and the public which it serves. City Manager agrees he will at all times faithfully, industriously, and diligently perform, to the best of his abilities, all duties that may be required of him by virtue of his position as City Manager, including the performance of all duties set forth in the City Charter, Code of Ordinances, Resolutions, other City policies or rules, and State and Federal law, and to perform other legally permissible and proper duties and functions asked or required of him to the reasonable satisfaction of the City Commission. In performing such duties, City Manager further agrees to be subject to and follow the International City/County Management Association (ICMA) Code of Ethics. City Manager agrees to otherwise devote full time and attention to his work as City Manager. Nothing herein shall prohibit City Manager from maintaining membership in or participating in private social or civic endeavors that do not interfere or detract from his performance of the terms of this Agreement or performance of his duties as City Manager. In the event City Manager makes formal application for full-time employment elsewhere while serving as City Manager, he shall be required to provide written notice to the City Commission simultaneously with such application or submittal.

SECTION 2. COMPENSATION.

In consideration for the services as City Manager, City agrees to pay City Manager an annual salary of Two hundred thousand ($200,000.00) per annum, payable in bi-weekly installments, or such higher figure as may be negotiated after a mandatory six-month evaluation of City Manager's performance by the City Commission. Upon the mandatory six-month evaluation, City Manager shall be entitled to a minimum 5% salary increase upon a satisfactory performance review by the City Commission. Annual cost of living/salary increases shall be provided to City Manager in the same manner, if any, as non-bargaining employees of the City. Additional salary adjustments for subsequent years of this Agreement may be negotiated between the parties on an annual basis.

The City agrees that it will not, at any time during the term of this Agreement, reduce City Manager's base salary or other financial benefits in a greater percentage than an applicable across the board reduction for all employees of the City. This shall not be interpreted to affect disciplinary action against the City Manager. City Manager may be subject to placement on administrative leave, including up to without pay, by the City Commission, as detailed herein.

SECTION 3. PERFORMANCE EVALUATIONS.

The City Commission shall, upon the expiration of six (6) months of the Effective Date of this Agreement, and on an annual basis thereafter, evaluate City Manager's performance as City Manager. These performance evaluations shall

occur during the calendar month of June of each year, and the matter of the performance evaluation shall be placed on the first Day Meeting (formerly known as the Conference Agenda), or as it may hereafter become named, in June of each year of this Agreement. These performance evaluations shall consider continuing management objectives and responsibilities as well as achievement of key specific objectives, as mutually agreed upon by the City Commission and City Manager.

Should it be determined that City Manager was successful in his overall performance, and if the Commission, in its sole discretion, determines that the fiscal condition of the City is sufficient, the City Commission will consider City Manager's compensation and benefits and endeavor to maintain them at a level commensurate with his peers in the city management profession in similarly situated Florida cities and the rate of general inflation in the economy.

SECTION 4. ADDITIONAL BENEFITS.

In addition to the annual compensation specified above, the City agrees to provide City Manager with the following benefits:

(a) City Manager shall be entitled to receive the same vacation, sick leave, and holiday time as defined in the City of Fort Pierce Personnel Rules and Regulations ("Personnel Rules and Regulations"), or as otherwise authorized by the City Commission, including provisions governing accrual and payment thereof on termination of employment.

(b) Paid attendance at the ICMA annual conference.

(c) A car allowance at $450.00 per month, or such other rate agreed upon by the City Commission.

(d) A City owned cell phone, which shall be used for City business and purposes.

(e) Membership dues to professional associations, continuing education, subscriptions, and certification fees for City Manager, in accordance with the usual and customary practice of local governments in Florida, subject to the approval of the City Commission.

(f) Life Insurance, comprehensive health, and major medical insurance equal to that which is provided to other City employees pursuant to the Personnel Rules and Regulations.

(f) Retirement benefits as provided to all City employees under the City's defined benefit retirement plan, unless pursuant to Section 2-263 of the Code of Ordinances, City Manager elects to be excluded from membership in the plan and files such election with the retirement board within 30 days of the Effective Date.

SECTION 5. TERMINATION.

(a) **Generally.** At all times during the term of this Agreement, City Manager shall be deemed an employee-at-will and may be terminated at any time, with or without cause. For purposes of this Agreement, termination shall occur upon the happening of any of the following events:

1. A majority vote of the entire City Commission at a duly authorized

public meeting, with or without cause, at the sole discretion of the City Commission.

2. If the City, its citizens, or legislature amends any provision of the City Charter or Code of Ordinances, substantially changing the form of government directly pertaining to the role, powers, duties, authority, or responsibilities of City Manager as the City Manager, City Manager shall have the right to declare that such amendments constitute termination.
3. If City Manager resigns following a formal offer to accept resignation made by the majority of the entire City Commission at a duly authorized public meeting.
    i. City Manager shall not refuse to submit his resignation upon a formal offer to accept his resignation by the majority of the entire City Commission at a duly authorized public meeting.

(b) **Termination without Cause.** At all times during the term of this Agreement, City Manager shall be deemed an employee-at-will and may be terminated at any time, for any reason, without "Cause". Termination without "Cause" may include, but is not limited to:

1. The loss of confidence in City Manager's ability to perform his duties.
2. Where termination is in the best interests of the City.
3. For the convenience of the City.

4. For any other reason the City Commission deems appropriate.

(c) **Termination with Cause.** At all times during this Agreement, City Manager shall be deemed an employee-at-will and may be terminated at any time for or with "Cause". For purposes of this Agreement, for and with "Cause" shall be understood the same, may be used interchangeably, and shall be defined as any of the following actions by the City Manager, when determined to have occurred in the sole discretion of the City Commission:

1. Willful violation of the provisions of law.
2. Conviction for any felony.
3. Conviction for any misdemeanor involving moral turpitude or dishonesty.
4. Commission of any act or fraud involving or affecting the City. the citizens of Fort Pierce, or the general public.
5. Willful failure to perform the duties of the City Manager.
6. Material breach by City Manager of any duties or obligations under this Agreement and failure to cure such failure or breach within the time given by the City Commission, the amount of which shall be in the sole discretion of the City Commission, after receipt of written notice.
7. Malfeasance, misfeasance, or nonfeasance in the performance of official duties.
8. Incompetence.

9. Insubordination.

10. Violation of the City's Drug-Free Work Place Policy, including illegal use of drugs, hallucinogens, or other substances regulated by State or Federal law.

11. Misconduct, as defined by Section 443.036(29), Florida Statutes, as may be amended from time to time.

12. Violation of Florida's Code of Ethics or any Florida State Statute regarding ethics.

13. Violation of the ICMA Code of Ethics.

14. Violation of the City's Personnel Rules and Regulations.

15. The refusal or failure to submit resignation in the time given by the City Commission upon a formal offer to accept his resignation by the majority of the entire City Commission at a duly authorized public meeting.

SECTION 6. VOLUNTARY RESIGNATION.

In the event City Manager voluntarily resigns his position with the City, City Manager shall provide a minimum of ninety (90) days' written notice to the City Commission, unless the parties agree otherwise.

SECTION 7. SEVERANCE.

(a) Severance shall be paid to City Manager when employment is terminated without "Cause", as defined in Subsection 5(b) above.

(b) Severance shall not be paid to City Manager when employment is terminated with "Cause", as defined in Subsection 5(c) above.

(c) Severance shall be paid to the City Manager when he resigns following a formal offer to accept resignation made by the majority of the entire City Commission at a duly authorized public meeting.

(d) Severance shall not be paid when the City Manager voluntarily resigns.

(e) When severance is to be paid pursuant to this Agreement, it shall be paid as follows:

1. City shall continue to pay City Manager his then annual salary for ninety (90) consecutive working days.
2. City shall maintain City Manager's life insurance and major medical insurance coverage paid up and in effect during the time severance is being paid, in the manner provided for in the Personnel Rules and Regulations, at the levels and payment responsibility in effect at the time of the termination.

(f) During any time severance is being paid, City Manager shall not be required to perform any duties for the City nor come to City Hall.

(g) Notwithstanding anything herein to the contrary, pursuant to Section 215.425(4)(a), Florida Statutes, as it may be amended from time to time, City Manager shall not be paid severance:

1. In an amount that exceeds twenty (20) weeks of compensation.

2. If City Manager is terminated due to misconduct, as defined in Section 443.036(29), Florida Statutes, as it may be amended from time to time.

(h) City Manager shall be compensated for any accrued sick leave and vacation time payable upon termination of employment in the amounts and under the conditions set forth in the Personnel Rules and Regulations. The compensation for accrued sick leave and vacation time is not intended to be severance, as it is available to all employees as permitted in the Personnel Rules and Regulations upon termination of employment.

SECTION 8. ATTENDANCE AT MEETINGS.

City Manager shall attend, and participate as required, all duly authorized meetings of the City Commission. Upon written notice to the City Commission of an intended absence from a City Commission meeting, City Manager shall designate an Acting City Manager to attend the City Commission meeting as his designee.

City Manager may be absent from the City during normal working hours and days to attend professional meetings and to attend to such outside professional duties in the city management field as have been mutually agreed upon between the City Commission and City Manager. Attendance at such approved meetings and performance of approved professional duties shall be considered service time and shall not be considered vacation time. The City shall reimburse City Manager for all reasonable expenses incurred by him incident to attendance at approved professional meetings, provided, however, that such

reimbursement is appropriate, within the limits of the City's budget, and permitted under the City Charter, Code of Ordinances, and State and Federal law.

SECTION 9. BEST EFFORTS OF EMPLOYEE.

City Manager agrees that he will at all times faithfully, industriously, and to the best of his abilities, experience, and talents, perform all the duties which may be required of and from him pursuant to the express and implicit terms herein, to the reasonable satisfaction of the City. City Manager further agrees that he will continue his education and training so that he will keep up with or exceed education requirements of his position. Such duties shall be rendered at Fort Pierce, St. Lucie County, Florida, and at such other places as City shall in good faith require, or as the interest, needs or opportunity of City shall require.

SECTION 10. DISABILITY.

If City Manager is permanently disabled or is otherwise unable to perform his duties because of sickness, accident, injury, mental incapacity, or health for a period of either eight (8) successive weeks beyond any accrued sick leave or for twenty (20) working days over a sixty (60) working day period, City shall have the option to terminate this Agreement, subject to the severance pay requirements of Section 7. However, City Manager shall be compensated for any accrued sick leave, vacation, holidays, and other accrued benefits as set forth in the Personnel Rules and Regulations.

SECTION 11. RESIDENCY.

City Manager shall within one (1) year of the Effective Date, and at all times thereafter, maintain permanent residency within the city limits of the City of Fort Pierce, Florida, during his term as City Manager. The City will reimburse City Manager up to Ten thousand dollars ($10,000.00), based upon proof of expenses incurred, for the expense of moving City Manager, City Manager's family, and City Manager's personal property from City Manager's current residence to the City, including packing, moving, truck rental, storage costs, unpacking, and insurance charges, and miscellaneous charges incurred or expended by him in effecting this move, said sum to also be intended to cover temporary housing for City Manager and his family within the City for the period of time between his initial reporting for work on or before the Effective Date and the date he secures permanent housing.

SECTION 12. EMPLOYEE-AT-WILL.

City Manager is an employee-at-will and works at the pleasure of the City who may, at any time and without any showing of cause, to include during the initial five (5) year term of this Agreement, terminate his employment and this Agreement.

SECTION 13. CIVIL LIABILITY CLAIMS.

The City shall defend and save harmless City Manager, but only to the limits of sovereign immunity, against any tort, professional liability claim, or demand or other civil claim or action, whether groundless or otherwise, arising out of an alleged act or omission occurring in or arising out of the good faith performance of City

Manager's duties as City Manager of the City of Fort Pierce, provided he reports the same to the City Commission and the City Attorney, in writing, within twenty-four (24) hours and he cooperates fully and honestly in the City's defense thereof. However, this covenant shall not apply to:

(a) Acts outside the scope of City Manager's employment or services.

(b) Acts committed in bath faith, with malicious purpose, or in a manner exhibiting willful and wanton disregard for human rights, safety, property, or civil rights.

(c) Acts committed in violation of this Agreement.

(d) Claims for punitive damages.

The City will have the authority to compromise and settle any such civil claim or suit within the scope of City Manager's employment and pay the amount of any settlement or judgment rendered thereon. To the maximum extent permitted by law, the City and City Manager shall rely upon the doctrine of sovereign immunity and the provisions of Section 768.28, Florida Statutes, or other applicable law. Nothing herein is or shall be interpreted to be a waiver of sovereign immunity or to increase any limits of sovereign immunity pursuant to Section 768.28, Florida Statutes.

SECTION 14. CRIMINAL CONDUCT.

If City Manager is notified by any law enforcement agency or law enforcement officer he is under criminal investigation, he shall notify the City Commission and the City Attorney, in writing, within twenty-four (24) hours of such notification. If City Manager is arrested, issued a criminal traffic citation, or issued a Notice to Appear

for any criminal offense, City Manager shall notify, or cause to be notified, the City Commission and the City Attorney, in writing, within twenty-four (24) hours of such event. The City shall not defend, hold harmless, represent, be responsible for any financial obligations of City Manager, or in any another manner be responsible for City Manager's criminal defense due to his criminal conduct or alleged criminal conduct, whether accused, arrested, convicted, acquitted, or otherwise. The City Commission shall have the sole discretion to place City Manager on administrative leave, with or without pay, upon notification City Manager has been arrested, issued a criminal traffic citation, or issued a Notice to Appear for any criminal offense.

SECTION 15. DISCIPLINARY ACTION.

Any and all disciplinary action against City Manager shall be in the sole discretion of the City Commission. Disciplinary action may include, but is not limited to, a written reprimand, administrative leave (or suspension), with or without pay, and termination. If City Manager is placed on administrative leave (or suspension) with or without pay, City Manager shall not be paid a car allowance, have professional membership fees paid by the City, attend any meetings, conferences, or events on behalf of the City, receive payment or reimbursement for any travel, meetings, conferences, events, food, etc. expenses incurred, or be paid as may otherwise additionally be directed by the City Commission while on administrative leave (or suspension) with or without pay.

SECTION 16. CHOICE OF LAW, JURISDICTION, VENUE.

This Agreement shall be governed by the laws of the State of Florida. Jurisdiction over any dispute arising under this Agreement shall lie in the Circuit Court of the Nineteenth Judicial Circuit, in and for St. Lucie County, Florida.

SECTION 17. WAIVER OF JURY TRIAL.

BOTH CITY AND CITY MANAGER HEREBY KNOWINGLY AND INTENTIONALLY WAIVES THEIR RIGHT TO A TRIAL BY JURY AND ANY ISSUE ARISING OUT OF OR RELATING IN ANY WAY TO THIS AGREEMENT SHALL BE RESOLVED BY NON-JURY TRIAL.

SECTION 18. INTERPRETATION.

This Agreement has been submitted to the equal review and scrutiny of both parties, and both parties agree the Agreement fairly and accurately sets forth the terms of their agreement. In any dispute between the parties, the Agreement shall be given fair and reasonable interpretation, without consideration or right being given to the fact that it was initially prepared or drafted by any particular party.

SECTION 19. SEVERABILITY.

Each provision of this Agreement is deemed to be separate and divisible. If any provision shall be held invalid, the remaining provisions shall remain in full force and effect.

SECTION 20. AMENDMENT

This Agreement may be amended or modified only by subsequent written agreement or written amendment approved by the City Commission.

SECTION 21. ENTIRE AGREEMENT.

This Agreement constitutes the complete and final agreement of the parties. No prior or contemporaneous statements of the parties shall be binding or effective, unless set forth herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals to this instrument as of the date first written above.

CITY OF FORT PIERCE, FLORIDA:

Linda Hudson

Linda Hudson, Mayor

Date: 3/18/25

ATTEST:

Linda W. Cox

Linda W. Cox, City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

Sara K. Hedges, City Attorney

EMPLOYEE, CITY MANAGER:

Richard D. Chess

Date: March 13, 2025